

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	13 August 2026
LOCATION:	Sunnyside, Bentons Lane, Horsham, RH13 8NW
SUBJECT:	DC/26/1045 Demolition of existing residential property & associated outbuilding. Erection of single replacement dwelling together with detached double garage.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the demolition of existing residential property & associated outbuilding. Erection of single replacement dwelling together with detached double garage. The site is located on Bentons Lane, a private road, consequently these comments are for your advice only. As Bentons Lane is also maintained as Public Bridleway No. 1886_1/5 the LPA may wish to contact the WSCC Public Rights of Way Team for comments.

The applicant proposes two vehicular access points onto Bentons Lane. As Bentons Lane is privately maintained, any proposed access works will be subject to formal approval from the road's proprietor.

Bentons Lane adjoins the public highway at Worthing Road, a C-classified road subject to a speed restriction of 30 mph in this location. No alterations are proposed to existing junction onto Worthing Road. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing junction and access to the property is operating unsafely or that the proposal would exacerbate an existing safety concern. This proposal is not anticipated to result in a significant material intensification of the existing access.

From inspection of the plans, the proposed double-bay garage is suitably sized and the is ample space on the drive to provide a suitable car parking provision and onsite turning. Secure covered cycle storage will be provided within the garage which will promote sustainable travel options.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Liz Corcoran

West Sussex County Council – Planning Services