WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	18 July 2025
LOCATION:	Durfold Dorking Road Horsham RH12 3RY
SUBJECT:	DC/25/0903 Erection of a front porch, entrance gates, resurfaced driveway, new parking areas and retaining walls, additional downpipes and drainage. (Listed Building Consent).
RECOMMENDATION:	Advice

Please see comments to DC/25/0902, pasted below for ease of reference:

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

This application seeks the erection of a front porch, entrance gates, resurfaced driveway, new parking areas and retaining walls, with additional downpipes and drainage. The site is located off Dorking Road, with an access track (maintained as Public Footpath no. WAR1426) linking the maintained highway to the application site.

From inspection of the plans, the proposed internal site layout appears acceptable. As access works are proposed near a Public Right of Way, the LPA are advised to consult WSCC PROW Team for formal comments. The application proposals are located away from the publicly maintained highway, and are therefore not anticipated to give rise to an adverse impact.

In summary, 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.

Katie Kurek
West Sussex County Council – Planning Services