

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSSC – Highways Authority
DATE:	14 September 2026
LOCATION:	Brookside Farm, Dagbrook Lane, BN5 9SH
SUBJECT:	DC/26/1287 Demolition of existing single storey dwelling and erection of new 2-storey dwelling.
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 application is for the demolition of existing single storey dwelling and erection of new 2-storey dwelling. The site is located on Dagbrook Lane, a private road, consequently these comments are for your advice only.

There are no proposed changes to the existing access arrangements. Dagbrook Lane adjoins the public highway at Shoreham Road, an A-classified road subject to a speed restriction of 40 mph in this location. An inspection of collision data provided to WSSC by Sussex Police from a period of the last five years reveals one recorded collision within the vicinity of the existing access. However, this was not attributed to the use of the exiting access. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

As this application is for a replacement dwelling, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

Three car parking spaces will be provided on the existing drive. The WSSC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the driveway is suitably sized, and onsite turning appears achievable allowing cars to exit in a forward's gear. No details have been provided regarding cycle parking; the LPA may wish to request cycle parking to promote sustainable transport 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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services