West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 13 October 2026

FAO: Sam Nye

From: WSCC - Highways Authority

LPA Reference: DC/26/1419

Location: Blackthorn Bungalow, Five Oaks Road, Slinfold, Horsham, RH13 0RL

Proposal: Permission in Principle for the demolition of Blackthorn Bungalow and the erection of a minimum and maximum of one dwellinghouse.

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 permission in principle for the demolition of Blackthorn Bungalow and the erection of a minimum and maximum of one dwellinghouse. The site is located on Five Oaks Road, an A classified road subject to national speed limit in this location.

The indicative plans suggest that the existing vehicular access will be utilised to serve the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals two recorded collisions within the vicinity of the site access. However, these were not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

Indicative site plans have been provided with potential floor plan layouts for the proposed dwelling. The proposals are not anticipated to give rise to a material intensification of movements to or from the site. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating sufficient space for parking and turning of vehicles in accordance with WSCC Guidance on Parking at New Developments. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Liz Corcoran
West Sussex County Council – Planning Services (Highways)