

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	09/09/2026
LOCATION:	Brookside Barns, Dagbrook Lane, Henfield, BN5 9SH
SUBJECT:	DC/26/1283 Demolition of existing building and erection of 1no detached dwelling and associated works.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing building and erection of one detached dwelling and associated works. The site is located on Dagbrook Lane, an unadopted road – as such, these comments should be considered as advice only.

The proposals are an alternative to Prior Approval DC/25/0788 (*Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse*), of which the LHA was also a consultee for, raising no highway safety or capacity concerns.

For the current application, access to the maintained highway network is at the junction with Shoreham Road. From inspection of WSCC mapping, there are no apparent visibility issues with the junction onto Shoreham Road. An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded collisions attributed to road layout within the vicinity of the junction. Therefore, there is no evidence to suggest the junction is operating unsafely or that the proposal would exacerbate an existing safety concern.

The WSCC Car Parking Demand Calculator indicated that a property of this size in this location would require three car parking spaces. From inspection of the plans, there appears to be space within the site for this parking demand to be accommodated. There also appears to be suitable space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear. The LPA may wish to secure details of cycle parking provision, to promote sustainable travel in the area.

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.

Kyran Schneider
West Sussex County Council – Planning Services