

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	12/06/2025
LOCATION:	Lyncorte, Bentons Lane, Dial Post, RH13 8NW
SUBJECT:	DC/25/0760 Construction of a two storey detached three bedroom dwelling together with the introduction of vehicular access.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the construction of a two-storey detached dwelling with new vehicle access. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information, subject to the following comments:

Access and Visibility

A new vehicular access point is located on Worthing Road to serve the site. Vehicular visibility has not been demonstrated for the proposed access point. The proposed access point appears to be situated close to a change in speed limit from 30 mph to national speed limit (60 mph), although it is unclear on what side of the restriction the proposed access point will be located based on the plans submitted. It would be helpful if the applicant could confirm the exact location of the access in relation to this.

Nevertheless, visibility has not been demonstrated, and given the close proximity to a change in speed limit, the LHA would request that maximum achievable visibility splays be demonstrated. This way, the LHA can assess what visibility splays can be achieved at the proposed access point. For speeds of 60 mph, the LHA would expect splays of 215m as per DMRB parameters. But I can appreciate that speeds would likely be lower based on the change in speed limit to 30 mph close by. If suitable visibility splays can be demonstrated, I would be minded to accept the use of them without the need to conduct a speed survey.

Please raise this with the applicant and reconsult. Upon receiving the maximum achievable visibility splays, the LHA can assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services