

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	18/07/2025
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:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been reconsulted by the Local Planning Authority (LPA) following the applicant's submission of an additional plan. The LHA previously provided comment on this application, dated 12/06/2025, requesting visibility splays be demonstrated for the proposed access point. As visibility has now been demonstrated, the LHA can fully assess the proposals.

The application seeks the construction of a two-storey three-bedroom dwelling with new vehicular access. The site will be accessed from Worthing Road, a C-classified road subject to national speed limit in this location. Following a review of the submitted application documents, the LHA raise no highway safety or capacity concerns for this application.

Access and Visibility

A new vehicle access point is proposed on Worthing Road to serve the site. Visibility splays of 2.4m x 215m have been demonstrated in both directions in accordance with Design Manual for Roads and Bridges (DMRB) CD109 parameters. The proposed access works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

Parking and Turning

Four car parking spaces are proposed to serve the dwelling, and this would be in accordance with WSCC Parking Standards for a dwelling of this size and location. From inspection of the plans, the proposed parking spaces appear suitably sized and on-site turning appears achievable.

No details of cycle parking provision have been provided. Cycling is a viable option within the village, but may not be viable for trips further afield due to the rural nature of the site location. The LPA may wish to secure cycle parking provision if they deem it appropriate to do so.

Sustainability

As mentioned above, the site is located on the periphery of Dial Post Village, which provides some local services within walking/cycle distance of the site. However, Worthing Road lacks

formal footways and street lighting leading into the village, which may discourage walking/cycling for some.

Conclusion

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.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "SITE ACCESS VISIBILITY" and numbered "NJA001/06 Rev. P1".

Reason: In the interests of road safety.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 215 metres have been provided at the proposed site vehicular access onto Worthing Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services