

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	10/03/2026
LOCATION:	Land at 512000 114372, Rock Road, Washington
SUBJECT:	DC/26/0112 Construction of field access and entrance drive. Erection of post and rail fencing and planting of mixed deciduous hedging.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information

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 construction of a field access and entrance drive. The site is located on Rock Road, a C-classified road subject to a speed restriction of 50 mph in this location. Following a review of the submitted plans, the LHA request more information from the applicant, subject to the following comments:

Visibility

As Rock Road is subject to a speed restriction of 50 mph, it is subject to Design Manual for Roads and Bridges (DMRB) CD109 parameters, which dictates visibility splays of 2.4m x 160m in both directions for vehicle access points. The applicant has demonstrated visibility splays of 2.4m x 160m to the north and 2.4m x 100m to the south. The southern splay would therefore currently be considered substandard.

The applicant has stated that the reasoning for the proposed access is that it represents a significant improvement in visibility when compared with the existing vehicle access point. However, visibility has not been demonstrated for the existing access point. The LHA would request that visibility be demonstrated for the existing access point, to allow for the LHA to assess and compare both access arrangements. The LHA may be minded to accept substandard visibility if the proposals represent a significant improvement over that of the existing.

Trip Generation

To further help the LHA assess the suitability of the proposals, can the applicant also provide information as to the frequency of movements the proposed access will generate, and the types of vehicles that will be using the proposed access point.

Conclusion

The LHA requires additional information before an adequate assessment can be made for this application. Please request the above information from the applicant and reconsult. Upon receiving this information, the LHA can assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services