

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	8 April 2026
LOCATION:	Land To The Northwest of Coach House Blackhouse Road Colgate Horsham West Sussex RH13 6HS
SUBJECT:	DC/26/0427 Erection of a single storey (self-build) dwellinghouse
RECOMMENDATION:	Advice

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for single 3-bedroom dwelling house on land at Blackhouse Road (adj. Coach House).

Blackhouse Road is D classified public highway subject to national speed limit (60mph). its rural context and restricted width mean vehicle speeds are likely to be below the posted limit.

The existing vehicle access that serves Coach House will be used to access the dwelling. LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury incidents at the access with Blackhouse Road. There is no evidence to suggest that the access is operating unsafely, or that the proposed development would exacerbate an existing safety concern. An increase of 1 x dwelling utilising this access point is not considered to result in 'severe' intensification of use over existing.

From an inspection of WSCC, local mapping and applicant plans, there appears to be no issue with visibility in the eastern (trailing direction). In the western (leading) direction, visibility could be improved by trimming back vegetation in both publicly maintained highway and applicant owned land and thus the LHA advise that maximum achievable visibility splays be demonstrated along with extent of cutting back required. This splay could be taken from 2m 'x' distance considering lightly trafficked and anticipated lower speeds on Blackhouse Road.

Under WSCC Guidance on Parking at New Developments, a 3-bedroom dwelling in this area could require 2.2 parking spaces and thus the provision of 2 x car parking spaces is broadly in line with this. There is sufficient space on site for cars to turn to exit in a forward gear.

Bicycle parking should be provided at 2 x spaces, details of which can be secured by condition.

CONCLUSION

The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions would be advised:

Visibility (details required)

No part of the development shall be first occupied until visibility splays of 2 metres by maximum achievable have been provided at the existing site vehicular access onto Blackhouse Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Katie Kurek
West Sussex County Council – Planning Services