

WEST SUSSEX COUNTY COUNCIL CONSULTATION

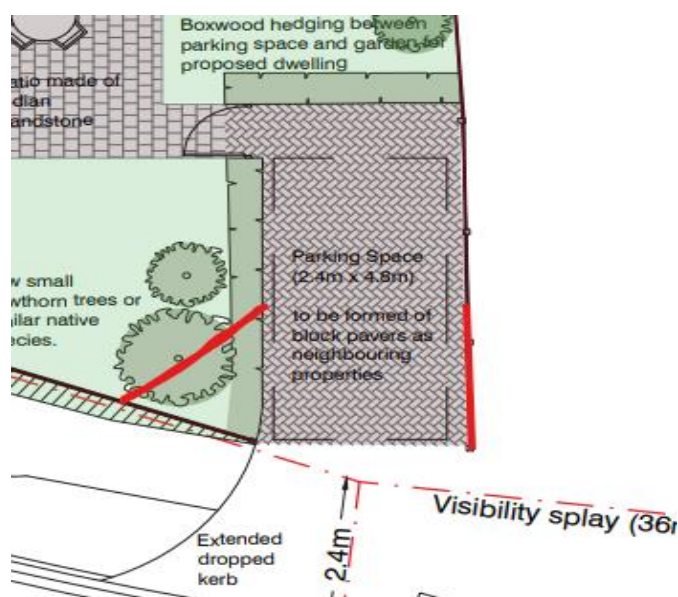
TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highway Authority
DATE:	7 April 2026
LOCATION:	99 Blackbridge Lane Horsham West Sussex RH12 1RU
SUBJECT:	DC/26/0413 Erection of a detached two-bedroom dwelling with associated parking and access.
DATE OF SITE VISIT:	n/a (Desktop study undertaken)
RECOMMENDATION:	Modifications/more information required

This is the WSCC Highways response to the above planning application seeking erection of a detached two-bedroom dwelling with associated parking and access.

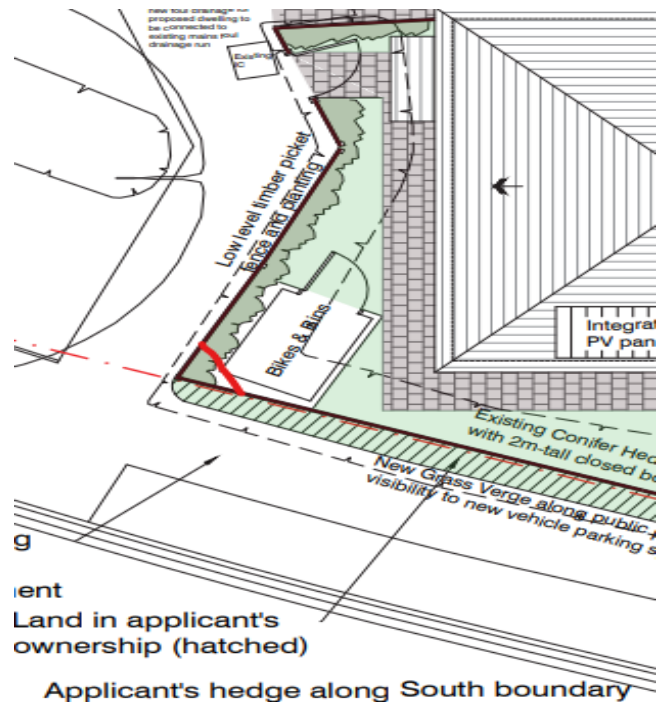
Response.

Following consideration of the submitted plans, the Highway Authority recommends the following modifications be undertaken:

1. *Access driveway visibility* - The access driveway should have 2.0 x 2.0m pedestrian intervisibility splays provided either-side of it (see indicative red lines – applicant will need to accurately plot these on an amended drawing. Fence will need lowering to 0.6m high alongside sub-station access):



Additionally, it is also recommended that any fence line at corner with existing path be shown angled-back to provide for improved pedestrian intervisibility at that point:



2. *Visibility splays from access* – The visibility splays shown are slightly less than Manual for Streets (MfS) recommends for a 30mph road (43m is recommended). As such, the applicant is requested to provide an amended plan to try to show visibility splays extended in accordance with MfS guidance. As-per MfS guidance, splays can be shown taken to 1.0m into the carriageway taken from the kerb face.
3. *Parking* – Applicant to show where parking for the existing property takes place. It is also recommended that the parking space be widened to 3.0m to allow for opening doors given that fences/planting is shown either-side (and to accommodate larger vehicles). It is also recommended that the space is lengthened to 5.0m to cater for larger vehicles to minimise chance of overhanging the adjacent footway.

Please re-consult when the additional information requested above has been provided, at which stage the Highway Authority will consider the proposal further.

Response ends.

Tim Townsend
West Sussex County Council – Planning Services