

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	16 July 2026
LOCATION:	Chandos, Billingshurst Road, Horsham, RH13 8QN
SUBJECT:	DC/26/0723 Change of use of land from paddock to residential, formation of access and closure of existing access.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application seeks the change of use of land from paddock to residential, formation of access and closure of existing access. The site is located on Billingshurst Road, an A-classified road subject to a speed restriction of 30 mph in this location.

The applicant proposes closing the existing vehicular access and creating a new vehicular onto Billingshurst Road. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The applicant has demonstrated vehicular visibility splays of 3.5m x 40m in both directions at the proposed point of access on to Billingshurst Road. Whilst this would represent an improvement over the visibility at the existing access, the Manual for Streets (MfS) guidance is for visibility splays of 2.4m x 43m in both directions for a 30mph speed restriction. Therefore, the LHA would request that the applicant demonstrates visibility splays of 2.4m x 43m in both directions at the proposed point of access on to Billingshurst Road, in accordance with Manual for Streets guidance for a 30mph speed restriction.

The site will retain three car parking spaces on the existing hardstanding. In addition, onsite turning appears achievable allowing car to exit in the forward gear.

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:

Visibility (details required)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Billingshurst 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.

Access closure (Access Closure)

No part of the development shall be first occupied until such time as the existing vehicular access onto Billingshurst Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

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/>

Liz Corcoran

West Sussex County Council – Planning Services