West Sussex County Council - Planning Consultation Response

To: Horsham District Council
FAO: Daniel Holmes
From: WSCC - Highways Authority

Date: 17 November 2026

LPA Reference: DC/26/1678

Location: Wildacres
Bashurst Copse
Horsham
RH13 0NZ
Proposal: Permission in Principle for the construction of a two storey dwelling with new vehicle access from Bashurst Hill, creation of driveway and car parking.

Date of Site Visit: N/A
Recommendation: Advice

This application seeks Permission in Principle (PIP) for the construction of a two-storey dwelling with new vehicle access from Bashurst Hill, creation of driveway and car parking. Bashurst Hill is a C-classified road subject to national speed limit restrictions.

For the current PIP application, the indicative plans suggest a new vehicle access point will serve the site on Bashurst Hill.

For road speeds of 40 mph, the LHA would expect visibility splays of 2.4m x 215m to be provided in accordance with DMRB CD109 parameters. Due to the road geometry and context of the site, it may be that the full extent of visibility is not achievable at this point. I would therefore advise that the applicant conducts a 7-Day Speed Survey either side of the site access to establish the actual 85th percentile speeds within this location. This survey may outline that a reduced speed is used in practise along this route and therefore justify a reduction in the required visibility splay.
Visibility splays should be drawn from 2.4m back from the edge of the carriageway into the site and span on the nearside carriageway edge to the required splay length. The splays should not intersect third party land and should be free from obstructions/items exceeding over 0.6m. The details of boundary treatment should be outlined within any future visibility splay plan.

Given the nature of Bashurst Hill, it would also be advised that any gated access should be set back a minimum of 5m from the edge of the carriageway to ensure that a vehicle could wait clear of the highway whilst the gate is operated.

The indicative floor plans suggest that a four-bedroom dwelling would be provided at this site. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. A designated off-street parking area is shown on the indicative plans, which demonstrates that over three vehicles would have space for parking on site, with additional space for turning.

At Technical Details Consent stage, the LHA would expect details to be provided demonstrating, achievable visibility, proposed vehicular access arrangements and sufficient space for off-street parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be

demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Jodie Wilkes
West Sussex County Council – Planning Services (Highways)