

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	06/05/2026
LOCATION:	Land To The West of Horsham Road, Horsham Road, Steyning, BN44 3AA
SUBJECT:	DC/26/0414 Creation of new access to Kilham Barn and adjoining residential property.
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 creation of a new vehicle access to serve Kilham Barn and adjoining residential property. The application proposals are supported by a Transport Technical Note (TN) prepared by Bright Plan.

A vehicle access point is proposed on Horsham Road, a B-classified road subject to national speed limit (60 mph). The TN includes data from a seven-day speed survey, which found the 85th percentile speeds along this section of Horsham Road to be:

- Northbound: 51.1 mph
- Southbound: 50.9 mph

Under Design Manual for Roads and Bridges (DMRB) CD109, the recorded 85th percentile speeds would require visibility splays of 152m to the south and 151m to the north to be provided, using "Desirable Minimum" parameters.

I note that visibility splays of 117m to the south and 116m to the north have been demonstrated for the proposed access, but this has been demonstrated as per CD109 "Absolute Minimum" parameters. Visibility splays should be demonstrated using CD109 "Desirable Minimum" parameters.

Consequently, the LHA raises the following questions to the applicant:

- Is there scope for the required visibility splays to be provided for the proposed access using "Desirable Minimum" parameters? What would be the maximum achievable visibility for the proposed access point without crossing third party land?
- I note that visibility for the existing access point has been demonstrated using "Desirable Minimum" parameters, albeit crossing third-party land. Can the applicant provide details of the maximum achievable visibility for the existing access, to allow the LHA to compare visibility between the existing and proposed access points.

Kyran Schneider
West Sussex County Council – Planning Services