

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	03/08/2026
LOCATION:	Land To The West of 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:	Advice

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 reconsulted by the Local Planning Authority (LPA) following the applicant's submission of amended plans. The LHA previously provided comment on this application, dated 06/05/2026, requesting more information in regards to vehicular visibility.

The applicant has submitted an existing visibility splay diagram, which shows that desirable minimum visibility splays (as per DMRB parameters) would currently require substantial amounts of land to accommodate, which when considering the geometry of the highway in this location, is not feasible.

Visibility splays for the proposed access point provide splays of 2.4m x 115.9m to the north and 2.4m x 116.6m to the south as per DMRB absolute minimum parameters. These splays can be provided either within maintained highway or land within the applicant's control. Consequently, visibility demonstrated for the proposed access point would be considered a significant improvement over that of the existing. Therefore, no highway safety or capacity concerns would be raised.

Swept path diagrams have been included in the Technical Note, which demonstrates that a variety of different vehicle types can access and egress the site safely, to the satisfaction of the LHA.

The proposed access works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

In summary, 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 informative should be applied:

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/>

Kyran Schneider
West Sussex County Council – Planning Services