

Land south of Smugglers Lane, Barns Green: WSCC Highways Consultation Response Note

Ref: NM/HC/ITL200844-008
Date: 1 May 2026

SECTION 1 Introduction

1.1 Overview

- 1.1.1 This Technical Note (TN) has been prepared on behalf of the Applicant, Miller Homes and Miller Developments, in relation to the proposed 68 dwellings (the development) at Land south of Smugglers Lane, Barns Green (the site) (Horsham District Council planning application reference: DC/25/20570).
- 1.1.2 This TN addresses the latest response received from West Sussex County Council (WSCC) Highways dated 28 April 2026 (attached at **Appendix A**), specifically this comment:

"We are now in receipt of the latest drawing (ITL200844-GA-011 Rev A) showing some small revisions to the access arrangements which now includes a parking area located off the main estate road. Whilst the principle of the parking area is accepted the tracking (for a large estate car) only appears just workable in terms of manoeuvrability with potential for overruns on the boundary area. It is advised that this area is re-visited by the design team to ensure that there is a greater area of space for cars to manoeuvre."

SECTION 2 Response to WSCC Consultation Comments

2.1 Parking Area

- 2.1.1 Following discussion with local stakeholders and the design team (post planning submission) an updated internal access road arrangement plan has been prepared to include 4no. visitor parking spaces to the north of the access road and is shown on drawing no. **ITL200844-GA-011A**, attached at the end of this note. No revisions have been made to the access design in relation with its layout and location where it meets the public highway on Chapel Road.

- 2.1.2 Cars should enter the car park on the left side of the aisle area. The car park arrangement is designed as such that drivers will naturally be drawn to enter the end space in a forward gear (**Image 2.1**). The overhang of the car body over the grass when reversing out of the end bay is typical of car parking design and ensures as much space is given to landscaping as possible. No tall vegetation is proposed in this location.

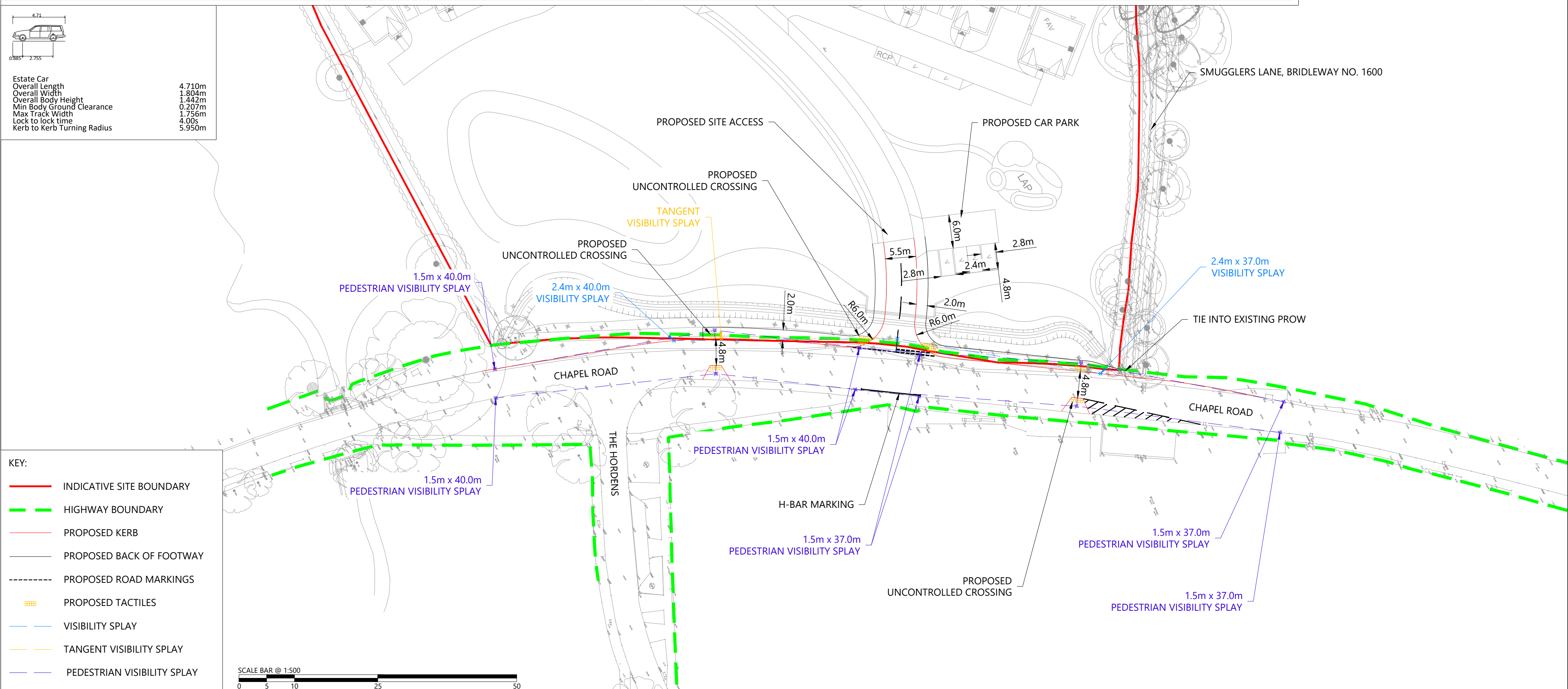
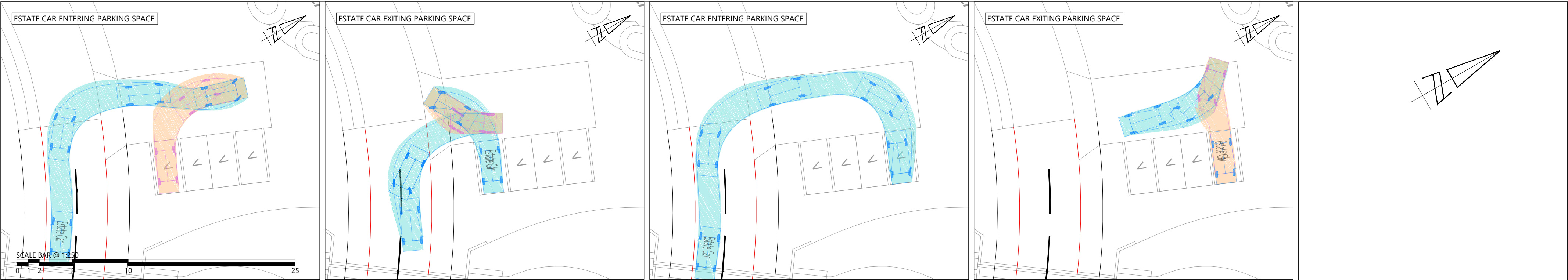
Image 2.1: Estate Car End Bay Forward-in Swept Path



Source; i-Transport drawing no.ITL200844-GA-011A.

- 2.1.3 Therefore, the parking area as proposed is appropriate.

DRAWING



- KEY:
- INDICATIVE SITE BOUNDARY
 - HIGHWAY BOUNDARY
 - PROPOSED KERB
 - PROPOSED BACK OF FOOTWAY
 - PROPOSED ROAD MARKINGS
 - PROPOSED TACTILES
 - VISIBILITY SPLAY
 - TANGENT VISIBILITY SPLAY
 - PEDESTRIAN VISIBILITY SPLAY

 33 Queen Street, London, EC4R 1AP Tel: 0204 531 3660 www.i-transport.co.uk				TITLE SITE ACCESS ARRANGEMENTS - OPTION 2 PLUS CHAPEL ROAD NARROWING AND ONSITE CAR PARK				DRAWN: TA PROJECT No: ITL200844		CHECKED: HC SCALE @ A2: AS SHOWN		APPROVED: NM DATE: 17.03.26	
STATUS: FOR INFORMATION				PROJECT: SMUGGLERS LANE, BARNS GREEN				CLIENT: MILLER HOMES		DRAWING No: ITL200844-GA-011		REV: A	

APPENDIX A. WSCC HIGHWAYS RESPONSE

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	28 th April 2026
LOCATION:	Land North of Little Slaughterford Chapel Road Barns Green West Sussex
SUBJECT:	DC/25/2057 Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site. Additional information and amended plans have been received for this proposal.
DATE OF SITE VISIT:	15 th January 2026
RECOMMENDATION:	Advice

Background and Proposals

WSCC in its role of Local Highway Authority (LHA) has been consulted on the above proposals for highway safety, capacity and accessibility considerations at the above site. The application proposes 68 dwellings (including 17 affordable and 7 shared ownership (24 total / 35%) at the site with vehicle access onto Chapel Road.

The road is subject to a 30 mph speed limit in this location. The highway aspects of the proposals are supported by way of a Transport Assessment (TA). This includes a Stage 1 Road Safety Audit (RSA), Capacity Testing and a Travel Plan (TP). It is acknowledged that the LHA provided pre-application advice to the Design Team in July 2025 which was for a speculative application for 65 dwellings.

Reference is made within the applicant's supporting Transport Assessment (TA) of the discussions with the LHA and the signed RSA. These discussions also formed the basis of the TA (dated 18th September 2025) submitted and assessed as part of this application for 68 dwellings.

Latest Response

The LHA raised No Objections to the proposals following a site visit in January 2026 and much of what was advised is still relevant in this latest consultation.

We are now in receipt of the latest drawing (ITL200844-GA-Rev A) showing some small revisions to the access arrangements which now includes a parking area located off the main estate road. Whilst the principle of the parking area is accepted the tracking (for a large estate car) only appears just workable in terms of manoeuvrability with potential for overruns on the boundary area. It is advised that this area is re-visited by the design team to ensure that there is a greater area of space for cars to manoeuvre.

Jamie Brown
West Sussex County Council – Planning Services