

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSCC – Highways Authority
DATE:	27 February 2026
LOCATION:	Bellway Homes Development Site Wooddale Lane Billingshurst West Sussex
SUBJECT:	DC/26/0049 Erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.
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 is for the erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin. The site is located on Hilland Road, an A-classified road subject to a speed limit of 30mph.

A vehicular access to the site is proposed in the form of a vehicular crossover, these works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. An informative is included below.

Visibility at the proposed access has not been demonstrated however an inspection of WSCC mapping indicates that visibility is sufficient in this location and that splays are maintainable wholly within the public highway.

Six parking spaces will be provided on site, including one accessible space. There is also sufficient space for vehicles to turn on site and exit onto the public highway in a forward gear.

Flags and signage will be erected to direct visitors to the sales office – these are proposed within the applicant's land and will not be situated on the public highway.

Conclusion

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 should be applied:

Conditions

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved plans.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Informative

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/>

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West Sussex County Council – Planning Services