West Sussex County Council - Planning Consultation Response

To: Horsham District Council
FAO: Bethan Tinning
From: WSCC - Highways Authority

Date: 27 October 2026

LPA Reference: DC/26/1335

Location: Land South of Sunningdale
Horsham Road
Steyning
West Sussex
BN44 3AA
Proposal: Erection of a detached 5-bedroom dwelling with a detached garage, swimming pool, vehicular access and associated works.

Date of Site Visit: N/A
Recommendation: Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The proposal seeks to erect a single dwelling with detached garage, swimming pool vehicular access and associated works at land south of Sunningdale, Horsham Road, Steyning. The proposal is supported by means of a Transport Report supplied by GTA Civils. The LHA has previously received a request for pre-application advice in relation to this proposal.

Access
The site is located off Horsham Road, a B Classified Road with national speed limit speed restrictions. The site will be accessed via a new access. The Transport Report outlines this will be a 4.5m wide access, with 6m kerb radii. This will be carried out under a minor works license.

Any new vehicular access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. 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.

The applicant is encouraged to ensure that their access proposals align with the WSCC guidance, WSCC Vehicular Cross Over: Application Criteria guidance, which can be found at the following link:
https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the addition of a single dwelling would exacerbate an existing safety concern.

A gate is positioned near the access and is set- back approx. 6m from the edge of the carriageway. This is considered sufficient to accommodate an average size vehicle clear of the highway whilst the gate is operated and facilitates the free flow of movement along Horsham Road.

Swept path tracking has demonstrated that a fire appliance could enter the site, turn and egress in a forward gear. Refuse collection is to occur roadside as is the existing practise for residents of Horsham Road.

The access should be constructed of a bound material to prevent debris being pulled into the highway, where stones and chippings can cause damage to other vehicles and road users.

A Stage One Road Safety Audit has been performed by EC Road Safety Limited to assess the proposed site access. This audit raised no risks/concerns with the addition of the access as proposed on the existing highway.

Visibility

A seven-day ATC speed survey has been carried out at the proposed site access and has identified 85th percentile speeds of 46.3mph (southbound) and 44.4mph (northbound). Visibility splays of 2.4m x 131 and 2.4m x 123m have been demonstrated to reflect the required visibility- in line with DMRB Standards- which is considered suitable for a road of this context. The visibility splays will need to be maintained to ensure the visibility remains achievable for users in perpetuity. This will require being kept free of obstructions over 0.6m high, including any boundary treatment and vegetation. This will require a portion of the hedgerow to be removed- the LPA may wish to consider whether this would have any impact upon the existing street scene.

Parking

The addition of a single dwelling is not anticipated to result in a material increase in vehicle movements to and from the site. The proposed plans indicate that three parking spaces will be provided for the proposed dwelling. The WSCC car parking demand calculator anticipates that this is a sufficient parking provision for a dwelling of this size and location. The garage floorspace space meets minimum specifications of 6m x 6m to serve two vehicles, as set out in Manual for Streets (MfS). Sufficient space exists within the frontage hardstanding for additional parking, furthermore, vehicles will be able to turn on site, exiting onto the public highway in a forward gear.

Sustainability

The site is located in a setting with limited accessibility to everyday services and facilities by non-car modes. The absence of continuous pedestrian infrastructure is likely to result in a reliance on private vehicle travel for the majority of journeys. Notwithstanding this, the proposal relates to a single dwelling and would therefore generate only a modest level of traffic, as shown byu the associated TRICs assessment, which would not give rise to any material impact on the capacity or operation of the local highway network. The LPA may wish to consider whether a cycle parking condition would be justified alongside the proposal as cycling may only be desirable for more confident and proficient cyclists.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Conditions

Access (Access to be provided prior to first occupation)

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 details shown on the drawing titled Access Plan and numbered 14007_2200 P3.
Reason: In the interests of road safety.

Visibility (details approved)
No part of the development shall be first occupied until visibility splays of 2.4m x 131m to the north and 2.4m x 123m to the south have been provided at the proposed site vehicular access onto Horsham Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

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. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

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