

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Halima Chowdhury
FROM:	WSCC – Highway Authority
DATE:	5 May 2026
LOCATION:	Hawksbourne Wood Rusper Road, Rusper
SUBJECT:	DC/26/0269 Variation of Condition 1 and the removal of Conditions 7 and 10 of previously approved application DC/23/1806 (Change of use of land and associated siting of 6 No. Eco Lodges for short-term tourist accommodation) relating to the repositioning of site entrance and removing water neutrality requirements. Amended plans and information have been received for this proposal.
DATE OF SITE VISIT:	n/a (desktop study undertaken)
RECOMMENDATION:	More Information Required

This is the WSCC Highways response to the above planning application seeking variation of Condition 1 and the removal of Conditions 7 and 10 of previously approved application DC/23/1806 (Change of use of land and associated siting of 6 No. Eco Lodges for short-term tourist accommodation) relating to the repositioning of site entrance and removing water neutrality requirements.

Response.

Variation of condition 1 – The applicant proposes to use an existing access track found north of the previously proposed access to the property. Having looked at this using Google Streetview, it is apparent that it is not an easily identifiable access point and one that does not appear to be in regular use, judging by the unmade appearance on the section between the edge of Rusper Road up to the gate. Also, it is not demonstrated in the submission what visibility splays are achievable in both directions for users of the access, nor forward visibility to the access for those driving towards it. The vertical alignment of Rusper Road, south of the access, is such that there appears to be a crest in the road which might have an impact on visibility and forward visibility at this point. Additionally, the first section of the access (as mentioned above being muddy and possibly unmade/un-metalled), is such that it could be difficult for users to get traction upon entry and exit, which could result in delay both entering and leaving the track. And finally, as the access is found beneath a dense tree canopy, it is not easily viewable/identifiable for approaching drivers, which could lead to hesitation for users trying to find it.

Given the above, the applicant should provide the following to enable the Highway Authority to consider the proposal further:

1. A clear dimensioned plan showing visibility splays in both directions appropriate for the speed limit on this section of Rusper Road taken from a 2.4m set-back/'x' distance. Plan to also include forward visibility for drivers with a long-section plan taking into account the vertical alignment of Rusper Road in this location.
2. A plan showing a hard surface and defined bellmouth at the access point, leading up to the gate.
3. Details of how the access will be made conspicuous to users.
4. A Stage 1 Road Safety Audit of the access works plus Decision Log prepared in accordance with GG119.

Removal of Conditions 7 and 10 – The Highway Authority has no comments to make about this part of the application.

Conclusion.

Please re-consult when the information referred to in points 1-4 above have been provided, at which point the Highway Authority will consider the proposal further.

Thank you.

Emma Avis
West Sussex County Council – Planning Services