West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 12 November 2026

FAO: Daniel Holmes

From: WSCC - Highways Authority

LPA Reference: DC/26/1710

Location: New Brook Farm, Nuthurst Road, Maplehurst, RH13 6RB

Proposal: Permission in Principle for the construction of a minimum and maximum of 3 dwellings with creation of vehicle access and driveway from Nuthurst Road

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 consulted on highway matters by the Local Planning Authority (LPA) for the proposed permission in principle for the construction of a minimum and maximum of 3 dwellings with creation of vehicle access and driveway from Nuthurst Road.

As per the application type which seeks permission in principle, only limited information has been provided. Indicative plans show a new access from Nuthurst Road will be provided serving an internal access road, dedicated vehicle parking and a turning area.

At Technical Details Consent stage, the LHA would expect details to be provided with plans demonstrating proposed vehicular access arrangements to the site, with visibility splays provided in accordance with Design Manual for Road and Bridges (DMRB) CD109 parameters. In addition, sufficient space for the parking and turning of vehicles in accordance with WSCC Parking Standards should also be demonstrated, with swept path diagrams for a delivery vehicle, refuse vehicle and fire tender. To promote sustainable travel, details of secure and covered cycle parking provision would also be expected.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage as mentioned above.

Liz Corcoran
West Sussex County Council – Planning Services (Highways)