

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSSC – Highways Authority
DATE:	4 September 2026
LOCATION:	Cherrytree Cottage, Pickhurst Lane, Pulborough, RH20 1DA
SUBJECT:	DC/26/1207 Erection of a self-build dwelling and detached garage with new vehicle access from Black Gate Lane and associated driveway/car parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Mor Information

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the erection of a self-build dwelling and detached garage with new vehicle access from Black Gate Lane and associated driveway/car parking. Following a review of the submitted application documents, WSSC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments:

The applicant proposes a new vehicular access onto Black Gate Lane. The plans have not demonstrated vehicular visibility for the proposed access. As Black Gate Lane is subject to national speed limit in this location, the Design Manual for Roads and Bridges (DMRB) CD-109 is the appropriate standard. This sets out a minimum stopping sight distance (SSD) of 215m in both directions, taken from 2.4m from the back edge of the carriageway.

The applicant is requested to provide visibility splays of 2.4m x 215m for the proposed access point. These splays must intersect land only within control of the applicant and/or within the publicly maintained highway and must be drawn to the nearside edge of the carriageway in both directions. If visibility splays of 2.4m x 215m are not achievable, the applicant is advised that they can support reduced splays with a seven-day speed survey.

Please request the above from the applicant and re-consult. Upon receiving the requested information, the LHA can assess the application further.

Liz Corcoran
West Sussex County Council – Planning Services