

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: N Pettifer
FROM:	WSCC – Highways Authority
DATE:	17 October 2025
LOCATION:	Land To the West of Shoreham Road Small Dole
SUBJECT:	DC/25/1019 Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access. More information received.
RECOMMENDATION:	Advice / No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on outline proposals (access) for 45 x dwellings on land west Shoreham Road, Small Dole. In comments dated 27 August 2025 the LHA requested further information on several matters. A Highways Response Note has been provided to which the LHA wish to provide further comment:

Swept path tracking of site access

Applicant was requested to provide tracking at the proposed access of two cars passing and refuse collection vehicle passing car. This has been provided and shows two cars can pass without obstructing movement of car travelling southbound on A2037. Also shown that a refuse collection vehicle can pass a car within the access. Whilst turning in to the site by larger vehicle does require crossing centre line of access it is considered that these manoeuvres would be infrequent and the radius of the proposed bellmouth access is considered sufficient. The LHA agree that any larger radius could result in higher entry speed.

Demonstrate how proposed footway will link in to PROW 2774_1

Drawing ITS19321-GA-002 rev b demonstrates how the proposed footway will connect to the PROW within and up to extent of highway boundary. WSCC PROW team will provide comments on any requirements to upgrade PROW in the vicinity and whether this could be sought through CIL.

The applicant also confirms that reserved matters will explore a link from within the site to PROW network (if 2774_1 follows dashed orange line and not purple route, which would mean PROW does not abut site).

Other Matters

The applicant could also consider setting the proposed footway back from the carriageway edge (i.e. retaining a width of verge between carriageway and footway to match existing provision on eastern side of A2037. The LHA consider there could be benefit to this in terms of perceived safety by users of the footway. There is sufficient highway verge to provide this. Please consider updating the proposed plans accordingly.

It would also be beneficial to provide a pedestrian/cycle link in south east corner of site to proposed footway which would also improve connection to PROW. It is considered that commitment to this at this stage forms part of the principle of acceptable *safe and suitable access for all* and applicant should consider this and update plans accordingly.

CONCLUSION

Following applicants' consideration of the above points, the LHA does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

Matters of internal layout, bicycle and car parking would be assessed at reserved matters stage.

If the Local Planning Authority (LPA) is minded to grant planning consent the following obligations, condition(s) and informative note(s) would be advised:

S106 –

Travel Plan Statement and monitoring fee of £1695.

Access, linking footway along A2037 and hardstanding connecting to PROW 2774_1, dropped kerb/tactile paved crossing of New Hall Lane, dropped kerb/tactile paved crossing of A2037.

Conditions

Access & Off-site Improvements (if LPA do not wish to secure via s106)

No part of the development shall be first occupied until such time as the vehicular access and associated off-site highways improvements (linking footway along A2037 and hardstanding connecting to PROW 2774_1, dropped kerb/tactile paved crossing of New Hall Lane, dropped kerb/tactile paved crossing of A2037) serving the development has been constructed in accordance with the details shown on the drawing titled POTENTIAL SITE ACCESS ARRANGEMENT AND OFF-SITE IMPROVEMENTS and numbered ITS19321-GA-002 Rev B.

Reason: In the interests of road safety.

Construction Management Plan

The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:

- i. Details of site management contact details and responsibilities;
- ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - a. location of site compound,
 - b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - c. site offices (including location, height, size and appearance),
 - d. location of site access points for construction vehicles,
 - e. location of on-site parking,
 - f. locations and details for the provision of wheel washing facilities and dust suppression facilities
- iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
- iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

The construction shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

INFORMATIVE

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highways Agreements Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

Katie Kurek
West Sussex County Council – Planning Services