

From: Matthew.Porter <Matthew.Porter@horsham.gov.uk>
Sent: 03 December 2025 14:03:05 UTC+00:00
To: "Matthew.Porter" <Matthew.Porter@horsham.gov.uk>
Subject: FW: DC/25/0894 Broadbridge Way

Matthew Porter

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Principal Planning Officer

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From: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Sent: 03 December 2025 07:02

To: Matthew.Porter <Matthew.Porter@horsham.gov.uk>

Subject: RE: DC/25/0894 Broadbridge Way

Matthew,

No objection is raised to the application subject to S106 and conditions below.

A couple of things to note.

- The shared use route around the top of the site now returns to on road for a short section in the north east of the site, whilst this is not ideal, the low flow/speed nature would cause any safety concerns (could just be better laid out)
- RSA Designers response still needs to be finalised (but I don't anticipate any issues – and doesn't need to be closed out at this stage)
- The only highway drawings I have are everything on one plan (site access/offsite highway works) – not sure how this is played out in how elements are secured.

S106

Travel Plan

Travel Plan auditing fee of £3,950

£16,000 Contribution towards the provision of Real Time Passenger Information Displays

Conditions

A Grampian Condition to secure the offsite highway works as shown on drawing titled Highway Proposals General Overview and numbered 24069-MA-XX-XX-DR-C-201 -PO4 (WSCC legal have recommended a Grampian as the works are outside the applicants ownership and Highway Boundary)

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 XXX and numbered XXX.

Reason: In the interests of road safety.

Provision of a timetable and details of the connections onto Old Wickhurst Lane as shown on drawing named Proposed Site Layout Rev AF and numbered 24.1945.1000

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Car parking space (details approved – for larger sites)

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking (for larger sites)

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling and cycle maintenance facilities for spaces serving the apartments (cycle maintenance stand/tools/pumps) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan (Horsham Only)

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).

INFORMATIVES

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

Works within the Highway – Implementation Team

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 Implementation 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.

Regards

Stephen