

WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| TO: | Horsham District Council - FAO: Nicola Pettifer |
| FROM: | WSCC – Highways Authority |
| DATE: | 29 January 2026 |
| LOCATION: | Land East of Tilletts Lane Warnham |
| SUBJECT: | DC/25/1155 Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure. More information received. More information received on 19th January 2026. |
| RECOMMENDATION: | No Objection |

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 59 x dwellings and associated works on land east of Tilletts Lane. In comments dated 1st December 2025 the LHA requested further information on several matters, to which a Technical Note (TN) dated January 2026 has been received:

Updates to Travel Plan Statement (TPS).

The TPS has been updated to include;

- Travel Welcome pack to include information on journey planning websites such as Traveline and West Sussex's Cycle Journey Planner.
- TPS Co-ordinator will promote national awareness events.
- TPS Co-ordinator will create link with Warnham Primary School.
- Travel Welcome pack to promote home deliveries/ online banking etc.

The TPS is now acceptable and should be secured, along with its monitoring fee of £1,695 via legal agreement.

RSA to cover Tilletts Lane/Mayes Lane improvements.

The RSA has been updated to include Tilletts Lane/Mayes Lane junction improvements and issues are summarised:

2.1 – Tilletts Lane re-alignment unofficial passing/parking area east side near junction – will this be available when kerb line is installed? (this may preclude further user of the area for vehicles to pass) and could result in collision due to poor forward visibility across eastern corner of junction. Auditor recommends that throat of Tilletts Lane be widened and the parking/passing area formalised as passing bay and forward visibility through left turn into Tilletts Lane should be improved.

Designers Response: recommendation agreed, road position altered and widened to ensure passing/parking area will continue to function (width increased to 5m). Existing forward visibility is improved by tightening radii on east and amendments to junction to move west providing verge that sightlines can cross (public highway). Drawing 2024-6645-201 Rev. C shows these amendments.

2.2 – Risk of vehicles falling into drainage ditch on Knob Hill east of Tilletts Lane, next to relocated kerb line. Auditor recommends drainage ditch be relocated further south and include safety margin between kerb line and ditch.

Designers Response: recommendation agreed. Drainage ditch will be relocated further south with a 1m safety margin between kerb line and edge of ditch as shown in Drawing 2024-6645-201 Rev C.

2.3 – Existing street nameplate will be close to proposed kerb line increasing collision risk. Auditor recommends street nameplate be relocated away from proposed kerb line.

Designers Response: recommendation agreed, street nameplate to be relocated away from proposed kerb line as shown in Drawing 2024-6645-201 Rev. C.

2.4 – BT chamber in verge Mayes Lane just north of Tilletts Lane west side will be in widened carriageway area thus risk of loss of control incidents. Auditor recommends detailed design stage should ensure chamber is relocated to nearby verge.

Designers Response: problem agreed, mitigating action will be determined at detailed design stage as agreed with BT, designer, WSCC, project sponsor and auditor.

2.5 – Small tree in verge Mayes Lane just north of Tilletts Lane (west side) may be struck by northbound vehicles. Auditor recommends small trees are removed.

Designers Response: recommendation agreed, small trees will be removed.

Please see attached Designers Response with LHA, as Overseeing Organisation comments. The LHA consider all points suitably addressed at this stage with 2.2, 2.3, 2.4 and 2.5 to be undertaken/agreed at detailed design (RSA 2) stage.

Auditor to review/remove 2.4 and Designers Response updated.

Auditor has confirmed that issue 2.4 is no longer applicable due to the cycle path on access road being removed. The RSA and Designers Response have been updated. Please see attached Designers Response with LHA, as Overseeing Organisation comments. The LHA consider all points suitably addressed.

Clarify and mark on plan where link from playing field car park to playing field is/ will be.

Fig. 1.1 within the TN identifies where the link from playing field car park to playing field will be (off north of PROW 1430). This appears to be informal link from the PROW to the field. The Local Planning Authority (LPA) may wish to secure further details by condition as current plans including landscaping plan don't show the link from PROW to field. However, LHA are also mindful that the nature of the use and verge adjacent PROW may result in informal links being made.

Consider additional accessible bays.

TN states that Drawing 2024-6645-407 rev b (parking allocation) shows additional accessible bays. 2 x accessible bays within the playing field car park and 2 x residential visitor accessible bays within the site formally marked up. It also appears that 3 x additional residential visitor bays are indicated as 'disabled' parking (parallel parking bays along access road). However, the plan is not clear enough and there does not appear to be additional access hatching/lining in accordance with DfT *Inclusive Mobility*. LHA therefore advise that final details of parking including accessible bays are secured via suitably worded condition.

Clarify shelter proposals/ RTPI proposals so LHA can comment on contribution required.

TN clarifies that the applicant is proposing to contribute to Realtime (RTPI) boards at both sides of carriageway for the north and southbound stops (Knob Hill Corner) at the identified value of £8,500 for each for each RTPI unit. The shelter cannot be provided due to the implications for the Warnham heritage area.

Conclusion

The Local Highway Authority 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.

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

WSCC PROW to confirm mechanism to secure improvements to PROW 1430.

Travel Plan Statement and associated monitoring fee of £1,695.

Contribution to Realtime (RTPI) boards at both northbound and southbound bus stops (Knob Hill Corner) at value of £8500 each (£17,000 total) for new battery powered pole mounted includes supply, installation, 4-year warranty.

Access and Off-site Highway Works via s278 (if LPA wish to secure this via s106 rather than condition)

- Vehicular access to Three Stile Lane (Knob Hill) with footway link to village green
- Vehicular access to Tilletts Lane
- Footway connection from southwest corner of site to new footway on Tilletts Lane include dropped kerb/tactile paved crossing of 52-82 Tilletts Lane access road.
- Improvements/alterations to Tilletts Lane/Mayes Lane junction as detailed in drawing 2024-6645-201 Rev. C.

CONDITIONS

Access and Off-site Highway Works via s278 (if LPA wish to secure via condition rather than s106)

No part of the development shall be first occupied until such time as the vehicular accesses and off-site highway works serving the development has been constructed in accordance with the details shown on the drawings:

- Tilletts Lane - Access Overview and Visibility Splays (2024-6645-001 Rev. D)
- Site Overview (2024-6645-000 Rev C) (Footway connection to Tilletts Lane include dropped kerb/tactile paved crossing of 52-82 Tilletts Lane access road).
- Knob Hill - Access Overview and Visibility Splays (2024-6645-101 Rev D)
- Tilletts Lane / Mayes Lane - Access Overview & Visibility Splays (2024-6645-201 Rev. C)

Reason: In the interests of road safety.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays as detailed in:

Tilletts Lane - Access Overview and Visibility Splays (2024-6645-001 Rev. D)
Knob Hill - Access Overview and Visibility Splays (2024-6645-101 Rev D)
Tilletts Lane / Mayes Lane - Access Overview & Visibility Splays (2024-6645-201 Rev. C)

have been provided at the proposed site vehicular accesses in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces including full details of accessible bays have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Cycle parking (details required)

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details 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 (details required)

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

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.

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 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.

Katie Kurek
West Sussex County Council – Planning Services