

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jaques Burrows
FROM:	WSCC – Highways Authority
DATE:	12 January 2026
LOCATION:	Whitemans Sincox Lane Horsham RH13 8PT
SUBJECT:	DC/25/2004 Demolition of existing dwelling and construction of a replacement dwelling and a car port.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

The proposal to demolish the existing dwelling, 'Whiteman's' and replace it with a new dwelling and car port has been considered by WSCC as the County Highways Authority (CHA). No objection is raised.

Access to the house will be taken from Sincox Lane a 'c' classified rural road within WSCC public highway. The road has no footways and has a maximum width of 3.6m. Entrance to 'Whiteman's' is provided by an access track. This track is classified as a 'T' class road known as 'Sincox to Whiteman's', forms part of the PROW network and provides good visibility onto Sincox Lane. No changes are proposed to this access track.

Construction access should be considered by the applicant, and WSCC ask the applicant to consider the routing of large HGVS/deliveries to the site. WSCC has reviewed the lane and it is noticed the lane is quite restricted in width to the north with limited passing places. Whilst this would be wide enough for a HGV to use for access, WSCC consider the route from the B2139 should be the preferred construction access route used by larger vehicles as this provides the most direct access and would provide more natural places for passing should two vehicles or other road users such as pedestrians, cyclist or equestrians meet each other. The applicant should not be accepting deliveries which are over this width as this could cause damage to the lane.

In line with WSCC car and cycle parking standards for residential developments also provide appropriate car parking and cycle storage in line with WSCC car and cycle parking standards. These state that car parking should be provided in the region of 3 spaces for a 4 plus bedroom house, and that cycle parking should be provided for at least 2 spaces, and these are usually accommodated for in garages or sheds in gardens.

In summary no objection is raised subject to a construction management statement answering the following questions:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

Alison Meeus
Transport Planner

Construction Management Statement

No development shall take place, including any works of demolition, until a Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved statement shall be implemented and adhered to throughout the entire construction period. The statement shall provide details regarding: -

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

Reason: In the interests of highway safety and the amenities of the area.

Alison Meeus
West Sussex County Council – Planning Services