

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC – Highways Authority
DATE:	19 November 2025
LOCATION:	Woodfords Shipley Road Southwater Horsham West Sussex RH13 9BQ
SUBJECT:	DC/25/1658 Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.
RECOMMENDATION:	No Objection

Comments are made in respects of,

- Highways Technical note, dated October 2025
- Presentation Planning Layout, reference 102108-BEL-SL-01 revision A
- Supporting Planning Layout, reference 102108-BEL-SL-02 revision A
- Cycle Sheds, drawing number A-00-CB-CS-01, no revision

It's recognised that as part of the current application, a travel plan has been provided. The requirement to submit and implement a travel plan forms an obligation within the outline permission and as such it would be expected for this to be submitted and approved separately to the current reserved matters application. The travel plan has not been reviewed as part of the current reserved matters application.

From the submitted Highways Technical Note, it's apparent that all the proposed roads, footways, and casual parking areas are to be maintained privately and will not be offered for adoption as public highway. WSCC acknowledge that matters of highway adoption are not material planning considerations. The details have been reviewed against highway design guidance with the following comments made in regards of the acceptability in terms of planning.

The highway layout indicates the provision of segregated footways 2 metres wide and carriageways varying between 5.5 and 4.8 metres wide. There are a number of shared use streets where all users will share the same space. Those areas of shared space are located where vehicle speeds and flows would be very low. There are no particular concerns with the proposed highway layout presented.

As more a matter of detail, the majority of junctions along the main street appear to be shown as raised features with the footway then extending across the junction. This approach then provides priority for those crossing although in reality, it's unlikely that traffic flows within the development will be such to create issues for pedestrians trying to cross. The arrangements shown still achieves priority for those crossing in accordance with current guidance.

Parking provision is considered within the submitted TNN. The number of parking spaces proposed accords with current adopted standards. There are no particular concerns with the layout of parking spaces with it apparent that the layout could accommodate additional informal on-carriageway parking if necessary.

Details of cycle stores are provided with locations shown where necessary on the Supporting Planning Layout drawing. Where cycle stores are not provided, cycles are expected to be kept in garages or in a dedicated storage area with respects to the apartment block.

No particular transport issues would be identified with the layout presented. No objection would be raised.

The following conditions are recommended.

Car parking space

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

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling 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.

Ian Gledhill

West Sussex County Council – Planning Services