

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	Highways, WSCC
DATE:	08/08/2025
LOCATION:	Land Adjacent to Pucks Croft Cottage, Horsham Road, Rusper
SUBJECT:	DC/25/1120 Outline application for the erection of 4no. dwellings, extension to existing cottage, alterations to access and provision of landscaping
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

This application is outline with all matters reserved except access for the erection of four dwellings, extension to existing cottage, alterations to access and provision of landscaping. The site is located on Horsham Road, a C-classified road subject to a speed restriction of 30 mph in this location. The application proposals are supported by a Transport Statement prepared by Motion.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/20/2465 (*Outline application for the provision of 7No. houses with car parking, landscaping and associated access at land adjacent to Pucks Croft Cottage with all matters reserved except for access*). The LHA requested more information in regards to access, visibility and a speed survey. The Local Planning Authority (LPA) refused the application, citing highway safety as one of the reasons for refusal. A subsequent appeal was dismissed.

Access and Visibility

The applicant proposes to utilise the existing vehicle access point on Horsham Road, being formalised to facilitate both vehicle and pedestrian access. This includes the provision of a 2m footway with tactile paving. The applicant is advised that such works taking place within the maintained highway will be subject to formal approval from WSCC via means of a Section 278 Agreement.

Results of an ATC survey are included in the submitted Transport Statement, which found 85th percentile speeds along this section of Horsham Road to be 34.4 mph eastbound and 33.6 mph westbound. Supporting visibility splays of 2.4m x 52.3m to the west and 2.4m x 50.5m have been provided in accordance with Manual for Streets (MfS) parameters to the satisfaction of the LHA.

Other Matters

All other matters relating to this application are reserved, and details pertaining to site layout, parking provision and on-site turning should be demonstrated at Reserved Matters Stages. Notwithstanding this, indicative swept path diagrams have been provided and

appear acceptable from a highway safety point of view. Car and cycle parking provision should be provided in accordance with WSCC Parking Standards.

Conclusion

In summary, the LHA does not consider that this 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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

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 "Proposed Access Arrangements – Visibility Splays" and numbered "2007027-05 Rev. D".

Reason: In the interests of road safety.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 52.3 metres to the west and 2.4 metres by 50.5 metres to the east have been provided at the proposed site vehicular access onto Horsham Road 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.

Informative

Works within the Highway – Highway Agreements 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 Highway 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.

Kyran Schneider

West Sussex County Council – Planning Services