

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Whitehouse
FROM:	WSCC – Highway Authority
DATE:	11 December 2025
LOCATION:	Land West of Bines Road Bines Road Partridge Green West Sussex RH13 8EQ
SUBJECT:	DC/25/1922 Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.
DATE OF SITE VISIT:	21 November 2024 (for previous planning application DC/24/1699)
RECOMMENDATION:	Advice

This is the WSCC Highways response to the above planning application seeking development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments and associated landscaping.

Following scrutiny of the highway-related layout plan, Transport Assessment (TA), Travel Plan (TP) and sight of an email from the transport consultant to the Highway Authority (Caroline Duff to the author dated 4 December 2025), the proposal appears to be identical to that previously submitted under Horsham District Council Planning reference DC/24/1699. The only changes as far as the Highway Authority can see, are the inclusion of additional documents within the Transport Assessment that were previously submitted to the Highway Authority as part of the earlier proposal, a new date added to the front of the Travel Plan (November 2025) and a drawing revision on the layout plan. However, from observation, none of these appear to alter the highway layout and other highway-related components of the scheme from that previously submitted and agreed with the Highway Authority as part of the earlier planning application. Should this be incorrect, then the planning case officer should advise the author at the earliest time.

For information purposes and to explain the Highway Authority's previous and current position with regard to the proposed development, the dates of its previous responses are found below (documents are available on the Horsham DC Planning website under previous planning reference):

- 3 December 2024
- 1 May 2025; and,
- 26 June 2025

Conclusion.

Given that the proposals appear to be identical to those proposed under planning reference DC/24/1699 and that the Highway Authority did not object to that proposal, should the LPA be minded to approve the planning application, the Highway Authority recommends that the following should form part of any permission granted:

S106 Agreement (to secure):

- 1. Travel Plan and associated monitoring fee**
- 2. Off-site highways works comprising –**

- Crossing points (dropped kerbs and tactile paving) across Locks Lane, Bines Road (in proximity of Star Lane Industrial Estate **and** Bine Road adjacent to High Street)
- Widened footway between site access point running northwards to High Street
- Bus waiting facilities (bus shelters, real time passenger information)
- Extended street lighting along Bines Road to take-in the proposed access point and continue northwards until it meets the existing street lighting on the old railway bridge

And,

Planning conditions (to secure):

1. Access

No part of the development shall be commenced until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved planning drawings.

Reason: In the interests of road safety.

2. Visibility

No part of the development shall be commenced until visibility splays of 4.0 metres by 127 metres (northbound/leading traffic direction) and 4.0m by 103 metres (southbound/trailing traffic direction) have been provided at the proposed site vehicular access onto Bines 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.

3. 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

4. EVC Parking Spaces*

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies.

(*If EV parking provision is to be considered by Building Regulations, then condition 4 above can be removed).

5. 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.

6. Internal access road details

No part of the development shall be commenced until plans showing details of the internal road(s), footways, cycleways and casual parking areas serving the development have been submitted to and approved by the Local Planning Authority after consultation with the Highway Authority.

Reason: To secure satisfactory standards of access for the proposed development.

7. Construction Management Plan

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).

8. *Wheel Washing*

No development shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of road safety.

Informatics.

1. *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.

2. *Provision of Adoptable Highway*

The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover any parts of the internal road network proposed to be offered for adoption under the terms of a S38 Agreement. In that event, the applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

3. *Temporary Works Required During Construction*

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

4. *Temporary Developer Signage*

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.

Response ends.

Tim Townsend
West Sussex County Council – Planning Services