

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Daniel Holmes
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	10 February 2026
<b>LOCATION:</b>	Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex
<b>SUBJECT:</b>	DC/25/2114 Erection of 4 No. detached dwellings with associated amenity space, car parking spaces, detached carports, access road and other associated infrastructure.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposed application is for the construction of 4 residential dwellings to be served via an access road which will be a continuation of the existing Church Farm Walk. The Highway Authority would not raise an objection to the principle of extending Church Farm walk. Given the low level of development, the additional vehicular movements are unlikely to have a significant impact on the existing highway network.

No additional footways are proposed within the site, therefore the design of the point where the existing highway joins the proposed new access road will need to be carefully considered to ensure pedestrian/cyclist safety is prioritised. WSSC will advise through the S278/38 process.

Car parking within the development has been provided in the form of hardstanding and garage space which will also cater for cycle parking.

No highway objection.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

### 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.

### Access Road

No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

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

### Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

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.

**Debbie Farrell**  
**West Sussex County Council – Planning Services**