

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: Nicola Pettifer
FROM:	WSCC – Highways Authority
DATE:	1 December 2025
LOCATION:	Land East of Tilletts Lane Warnham
SUBJECT:	DC/25/1155 Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure. More information received.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 59 x dwellings on land east of Tilletts Lane. In comments dated 8 September 2025 and 12 September 2025 the LHA requested further information on several matters to which additional information (Technical Note – TN) has been provided:

Travel Plan Statement (TPS)

A TPS has been provided with the aim of reducing long-term reliance upon the private car by changing attitudes to travel and increasing awareness of alternative modes and the associated benefits of sustainable transport. This should be secured by legal agreement with monitoring fee of £1,695. The Travel Plan auditing fees reflect the amount of local authority officer time required to evaluate the initial plan, assess the monitoring data and participate in on-going review and agreement to any amended plans in the future, including post planning once the development is built out and occupied. The costs have been benchmarked against fees charged by other Local Authorities and are considered to proportionate and reflective of the costs incurred.

TPS includes:

- Background information about the site.
- Travel welcome pack to include benefits of active travel modes, public transport information including timetables, details of travel plan co-ordinator, £150 voucher per household toward cycle/cycle training or bus tickets, cycle journey planner information, option of Metrorider ticket, promoting car sharing (including Co Wheels car club in Horsham), local walking/cycling routes information.
- Travel audit will be undertaken within 3 months of occupation to determine baseline travel patterns etc. Travel surveys will include mode of travel, distance and journey times.

The TPS should also include:

- Promotion of journey planning websites such as Traveline promoted via welcome packs.
- National awareness events, such as Bike Week, Catch the Bus Week, European Mobility Week (inc. Car Free Day), Liftshare Week, Walk to School Week etc should be promoted by the TPC.
- Residential sites should create links with local school (Warnham Primary), which will almost certainly have a Travel Plan in operation.
- Consideration of ways in which deliveries to the site may be reduced (e.g. by promoting supermarket home delivery services, on-line banking etc).

Please ask the applicant to update the TPS.

Confirmation that Tilletts Lane/Mayes Lane proposed junction improvements to be delivered by developer as part of package of s278 off-site highway works.

TN confirms that the Tilletts Lane/Mayes Lane junction improvements will be provided as part of sites off-site highway works (s278). TN states that an additional Road Safety Audit will assess these works, but this has not yet been received.

More detail on PROW 1430 proposals including; 3m width if proposed to be upgraded to a bridleway along with hardbound surface. Lighting of the PROW should also be explored.

PROW footpath 1430 links the site to PROW 1429, the school and Warnham village centre. The TN confirms that the surface will be improved and width to 2m but not to change status to bridleway. As PROW 1429 is outside of applicants control, upgrading 1430 to bridleway would mean cycle infrastructure would be provided in isolation and WSCC PROW team comments reflect this. Lighting of PROW 1430 is not proposed (again due to 1429 being outside of applicant control and thus a continuous lit link would not be achievable). LHA consider that improvements proposed are proportionate to scale of development and will improve facilities for some users, especially walking children to/from school.

Provide drawing addressing issue 2.4 of RSA. updated Designers Response to be sent.

Address issue 1 of 'items outside remit of RSA' – passing places on Tilletts Lane.

2.4 of RSA pertained to uncontrolled pedestrian crossing of development access road near junction with Threestile Road – risk of collision due to shared use path cyclist transition on/off carriageway. TN states that the issue is no longer applicable because the cycle path flanking access road has been removed (pedestrian only).

Provision of passing places on Tilletts Lane was previously explored but considered infeasible due to tree route protection zones adjacent the lane. However, the existing informal passing places will remain and the proposed improvements/widening to Tilletts Lane/Mayes Lane junction is considered appropriate mitigation to the scale of development proposed.

The auditor should comment on whether 2.4 can be removed and Designers Response updated accordingly.

Improved width and landscaping for modal filter (north of plots 49/50 and south of plot 4) which should allow sufficient width for a cycle or pedestrian through route.

The modal filter has been revised to provide 1.5m width either side of landscaping to allow pedestrians and cyclists throughfare.

1.5m is considered the minimum width under LTN1/20 para 6.4.3 and good practise would provide for the landscaping to be kept to the edge of carriageway (as opposed to central features shown) with single bollard placed centrally. The applicant may wish to consider this.

Pedestrian link from pitch car parking to playing field and from PROW 1430 to the Primary School grounds.

The TN clarifies that providing a link in east boundary of Warnham school (playing field) would not be desired by the school.

LHA requires clarification on para. 2.6.2 of the TN. Is the applicant referring to the proposed playing field car park? If so, can this link be clearly marked on the plans to make clear how users of the playing field will access the field from the proposed car park.

Some visitor bays to be marked with additional lining/hatching as accessible bays.

Additional disabled bays have been provided in playing field car park and fronting unit 41-46. Usually, 5% of total spaces on site should be provided as accessible bays (5% of 143 = 7 spaces). There may be some benefit to providing additional access aisle hatching for some more visitor spaces as currently only 2 x disabled bays are shown across the entire site.

Consider bus stop improvements to Knob Hill Corner stops.

The TN states that a contribution will be offered to bus stop infrastructure subject to confirmation from LHA on value of contribution. LHA have previously advised that provision of a shelter on Knob Hill Corner (northbound) may be challenging to install due to width of highway boundary where the back edge of footway and the green exist. It is understood that the applicant was discussing this with the parish council as they maintain shelters and the green is possibly parish council owned. Furthermore, the applicant should advise whether they are proposing contribution to Realtime (RTPI) boards at one/both sides of carriageway (northbound/southbound stops or both?). A single RTPI new battery powered pole mounted includes supply, installation, 4-year warranty requires contribution £8500 each. Further clarification on what level of commitment is proposed by the applicant is required before the LHA can comment further.

CONCLUSION

Please ask applicant for additional information and re-consult:

- Updates to TPS,
- RSA to cover Tilletts Lane/Mayes Lane improvements.
- Auditor to review/remove 2.4 and Designers Response updated.
- Clarify and mark on plan where link from playing field car park to playing field is/ will be.
- Consider additional accessible bays.
- Clarify shelter proposals/ RTPI proposals so LHA can comment on contribution required.

Katie Kurek
West Sussex County Council – Planning Services