WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:Giles Holbrook
FROM:	WSCC – Highways Authority
DATE:	28 July 2025
LOCATION:	Millfields Farm Horsham Road Horsham RH12 4PR
SUBJECT:	DISC/25/0225 Approval of details reserved by condition 3 to approved application DC/24/0699.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information

WSCC as the County Highways Authority (CHA) has considered the document submitted to discharge the rep-commencement condition below.

MORE INFORMATION IS REQUIRED.

Please note WSCC are only able to discharge points a-g, point h is not a highways matter and will require and ecologist's view.

1. Some information in this CEMP seems to be wrong for example there is reference to Springhouse Road, where is this?
2. The site logistical plan is not clear. A key would be useful.
3. The access routes shown in Appendix 2 show use of east street as the main access this does not show the construction routes based on what the rest of the CEMP is saying . It does not match and is confusing.

Pre-Commencement Condition:

The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:

i. Details of site management contact details and responsibilities; **YES**

Yes this is provided in table on page 10 of the CEMP and project contact details can be found in Appendix 4.

ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:

a. location of site compound, **YES**

Construction offices and associated welfare set up will be located to the westerly end of the development and will be installed early in the enabling process of the building program. Appendix 1 shows the occupational area sequence.

b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil), **YES**

Compound located to the bottom of the site in phase 4 area of the site.

c. site offices (including location, height, size, and appearance), **MORE INFORMATION**

Location is assumed as above however the other details are not provided.

d. location of site access points for construction vehicles**, MORE INFORMATION**

Temporary construction access has been granted via Cooks Meadow for the period from site start to the completion of enabling once the main entrance from Horsham Road has been constructed this will then be used as the main construction access.

All delivery vehicles will leave the construction site in a forward direction; they will not be allowed to perform U-turns on the road.

The traffic route to and from the site utilises Springhouse Road? Where is this or is this a typo? Will East Street be used at all?
There will also be signage displayed at the site exit to make sure all drivers are aware of the preferred route back to Horsham Road and be included within the drivers' rules that all vehicle drivers have to read and sign before they are allowed to unload their vehicle on site. The preferred route is indicated within the Appendices.
e. location of on-site parking, **YES**
Primary Car parking will be provided on site adjacent to the site compound.
f. locations and details for the provision of wheel washing facilities and dust suppression facilities (with particular regard to the recommendations of the submitted Emissions Mitigation Assessment (GEM air quality, ref: AQ2404) at Table 10. **MORE INFORMATION**
All vehicles will be inspected by the gateman/traffic marshal before leaving site to ensure no materials or debris is transported from site onto the public highway or footpaths. The site roads will be constructed up to base course early within the project's programme thus minimising any vehicles accessing across unmade ground. Wheel washing facilities (powered jet washer within a contained area to prevent contamination into sewers) will be available adjacent to the site exit and enforced by the gateman. Where is this? Horsham Road/East Street or both?
g. 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; **MORE INFORMATION**
h. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination **N/A**
iii. Identification of biodiversity protection zones and associated protection fencing, exclusion zones and/or barriers; **N/A**
iv. Practical measures (both physical and working practices) to avoid ecological impacts during construction; **N/A**
v. The location and timing of sensitive works to avoid harm to biodiversity features; **N/A**
vi. Times when overseeing ecologists need to be present on site to oversee works and the roles and responsibilities of an ecological clerk of works or similarly competent person; **N/A**
vii. Measures for the control, containment, and removal of any invasive non-native species. All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved. **N/A**
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)

Alison Meeus
West Sussex County Council – Planning Services