

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSCC – Highways Authority
DATE:	20 September 2024
LOCATION:	Berkeley Homes Development Site Phase 4 and 5 Worthing Road Southwater West Sussex
SUBJECT:	DC/24/1158 Minor Material Amendment (Section 73) to vary condition 2 of application reference DC/24/0772 (non material amendment to previously approved application DC/18/1246) to The development hereby approved comprises 199 no. residential dwellings including 61 affordable dwellings and vary the plans approved under condition 1 of application reference DC/18/1246.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

The following documents have been reviewed in the preparation of these comments,

- Illustrative Masterplan, drawing number S835/SL/001, no revision
- Site Layout – Sheet 1 of 2, drawing S832-3-101, revision W
- Site Layout – Sheet 2 of 2, drawing number S832-3-101 revision W
- Site Layout Hard Surface Material Plan – Sheet 1 of 2, drawing S832-3-104, no revision

It's apparent that the proposed highway layout of phase 4 is significantly different from that which has planning permission (DC/18/1246). The layout has been reviewed afresh rather than a comparison of differences being made.

The layout comprises predominantly 5.5 metre wide carriageways and 2 metre footways segregated by way of a full height kerb. There are small areas of shared surface (where all users share the same space) within parking courts and private driveways. There are no particular concerns with the principle or for that the details within the arrangement shown.

The only matter that would be raised is in respects of the raised tables proposed as the main pedestrian/cycle route crosses the carriageway. The raised features appear as relatively isolated traffic calming features along the spine road. It's suggested that these raised features are extended to include more significant

raised tables incorporating nearby junctions as well as the crossings. Raised tables at junctions would have the added benefit of incorporating side road crossings too.

Parking is set out in supporting statement. The parking detailed complies with the WSCC Parking Guidance. Visitor parking is provided at regular locations although the carriageway width is sufficient to accommodate on-street parking should this occur.

There are no other particular concerns with the revised layout.

Ian Gledhill
West Sussex County Council – Planning Services