

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	15 June 2026
LOCATION:	The Warren Horsham Road, Haywards Heath RH17 6DX
SUBJECT:	DC/26/0782 Permission in Principle for a minimum and maximum of 7no. dwellings (including 4 flats above replacement garages, 3 dwellings on land off Handford Way, and 2 dwellings to replace an existing summerhouse and garages), and Estate Office extension to create up to 600 sqm of Class E floorspace).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the permission in principle (PIP) application DC/26/0782 for a minimum and maximum of 7no. dwellings (including 4 flats above replacement garages, 3 dwellings on land off Handford Way, and 2 dwellings to replace an existing summerhouse and garages), and Estate Office extension to create up to 600 sqm of Class E floorspace). The application is supported by NPPF Policy Statement and a PIP Application Site Plan.

No technical information has been provided with the application; therefore, the comments are in relation to the principle of residential development at this location. The site location is in a rural location with access taken from Handford Way to the south and Warren Road to the north. There are no footways along these roads which is not unusual in a rural location. However, there are opportunities for public transport usage such as bus stops within short walking distance along B2110 Handcross Road. These stops are serviced bus route 1 providing connectivity to Balcombe, Handcross, Horsham etc.

At Technical Details Consent stage, the LHA would expect details of the proposed access arrangement, swept path tracking demonstrating sufficient space for parking and turning of vehicles. Vehicle parking spaces must be provided in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated to encourage sustainable transport methods and reduce the reliance upon the private car. Trip generation analysis ascertained from interrogating the TRICS database should be submitted at Technical Details Stage to estimate the highway impact.

In summary, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

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West Sussex County Council – Planning Services