WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSCC – Highways Authority
DATE:	15 January 2026
LOCATION:	Buck Barn Services Worthing Road Horsham West Grinstead
SUBJECT:	DC/25/0542 Removal of drive-through element to existing restaurant and petrol filling station and development of the site to provide a drive-through restaurant, petrol filling station shop, drive-through coffee pod and car wash together with the reconfiguration of car parking and circulation routes, including a revised access slip road from the A24 (northbound) and associated landscaping and ancillary works. Submission of RSA and designers' response *Design audit missing*
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information

Further to WSCC request for a Stage 1 RSA, with designers' response, and a design audit of the proposed taper lane to show the standards used.

WSCC note the design audit of the diverge taper is missing. Please provide this at you earliest convenience.

However, I have provided updated comments to address the Stage 1 RSA and Designers response. All comments are accepted by WSCC as the Overseeing organisation, and I would refer you to the updated RSA document; however, the main points are accepted, and items can be actioned at detail design stage. Where vegetation is required to be cut back this can be included in WSCC maintenance regime.

In response to the queries raised by Cllr Jeffery, regarding a secondary traffic lane exiting the A272, the original application did not propose an option for this.
It is true that WSCC are planning to change the sequencing of the lights here. However, this is independent of this application and is not related to the development. This has been independently driven by a need to reduce cluster patterns with right turn movements into the site on the highway (these are vehicles travelling eastbound on Coolham Road - turning right into the site).

The increase in trips from the new Costa Coffee premises will be minor, and the proposed layout changes are likely to improve the problems with queuing within the

main circulation areas of the service station associated with the existing McDonalds drive thru.

Alison Meeus
West Sussex County Council – Planning Services