

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	WSSC – Highways Authority
DATE:	15 April 2026
LOCATION:	Land North of Little Potters Potters Green Station Road Cowfold West Sussex
SUBJECT:	DISC/26/0037 Application for Approval of Details Reserved by Condition 3,4,5,6,7,8,9,11,12,13,14,15,16 to approved application DC/24/0982. More information received.
RECOMMENDATION:	Advice

The updated information in respects of condition 3 is noted. For the most part this addresses the concerns previously raised by WSSC Highways. The only point that remains is that relating to the initial means of access to the site.

The Applicants response is acknowledged, and it's recognised that the construction of the dwellings and ancillary works will not commence until the permitted site access is in place. However, it remains unclear how the site is to be accessed to enable the permitted access to be constructed.

The site does benefit from an existing field gate access, with the presumption being that this is to be used. In-principle, WSSC Highways have no immediate concerns with this. The existing access is though narrow, constructed in an unbound material, and will evidently need to be used by a number of HGVs to enable the initial site compound and hardstanding's to be constructed.

WSSC Highways would seek an acknowledgement from the Applicant that this is the case and that suitable controls are to be implemented (including a means of controlling traffic (if necessary) and keeping the highway clear of debris) during the very start of construction.

Ian Gledhill
West Sussex County Council – Planning Services