

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC – Highways Authority
DATE:	15 April 2026
LOCATION:	Rascalls Farm Shipley Road Southwater Horsham West Sussex RH13 9BG
SUBJECT:	DISC/26/0103 Approval of details reserved by conditions 6, 9, 11, 12 to approved application DC/20/0695.
RECOMMENDATION:	Advice

Comments are made in respects of condition 6 (Construction Environmental Management Plan).

For the most, the CEMP refers to all relevant highway matters. There is though a general lack of detail in terms of specifics. For example,

There is no plan submitted indicating things such as the means of access for construction traffic, the location of the site compound, temporary parking, and wheel washing location. A plan should be provided showing such aspects.

Related to the above, reference is made to the use of the north-east access within section 4 indicating that a plan is included in appendix 1 (which isn't the case). This is presumed to be the existing farm access, which is narrow and appears to be a public right of way. There are no details as to whether this existing access is to be upgraded to achieve the initial means of access, or details as to when the permitted access is to be constructed, or what means of control will otherwise be put in place for vehicular traffic as well as to protect users of the right of way.

Reference is made in section 3.3, first paragraph, to additional supporting documents being prepared (a Construction Logistics Plan and Construction Traffic Management Plan) by the Principal Contractor. The contents of these would include details relevant to the CEMP and to address the points above.

Whilst the condition could be discharged based on the CEMP (subject to additional information being provided to address the above points), it would still seem that a revised CEMP would then be necessary to update any details given the potential for changes put forward by the Principal Contractor as part of any CLP and CTMP.

In summary, the contents of the CEMP are acknowledged. WSCC Highways would though require additional information and clarification concerning the points raised.

Ian Gledhill
West Sussex County Council – Planning Services