West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 18th November 2026

FAO: Alice Johnson

From: WSCC - Highways Authority

LPA Reference: DC/26/0933

Location: Land Between Muntham Drive and

Smugglers' Lane, Chapel Road,

Barns Green West Sussex

Proposal: Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.

More information received on 5th November 2026.

Date of Site Visit: January 2026 under DC/25/2057

Recommendation: Advice

Background
WSCC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access.

Site History and Proposals-The LHA has commented on the nearby site under application DC/25/2057 for 68 dwellings. This application has been recently refused by the Local Planning Authority. This development to the east of the earlier site is proposing 31 dwellings with the transport aspects supported by Transport Statement (TS) dated May 2026. The LHA has previously undertaken a site inspection on the area as part of the earlier proposals adjacent to this site. An initial response by the LHA has been sent already in September 2026.

The LHA sought additional information from the applicant in September 2026, the following points we requested clarity on:

- Stage 1 RSA on the access strategy (any changes to the access strategy in line with the comments above will have to be assessed through the RSA process).
- Investigation of a PRoW link into the site from Smugglers Lane.
- Investigation and demonstration of pedestrian crossing points into the site as outlined

This response will focus on the three outstanding points above with all other comments as the 2nd September 2026 response. The proposals are supported by way of a revised Technical Note (TN) dated 27th October 2026.

Comments
Stage 1 Road Safety Audit-As requested a Stage 1 Road Safety Audit has been undertaken in accordance with GG119 parameters on the access strategy. The audit recommended relocating the junction away from the public house access and the build-out, and that has been shown on drawing 25-782-SK01 Rev C. The access has been moved approximately 5 metres to the north. The Design Team state that this is the furthest practicable position given the existing trees and the proposed attenuation pond. The Designer's Response therefore accepts the recommendation. The LHA have reviewed and accepted this point through an internal process.

PROW Link- As requested the Design Team has added pedestrian connectivity into the site. The design has been modified to provide a 3-metre-wide pedestrian and cycle link between the site and Muntham Drive rather than Smugglers Lane. This will provide an additional route northwards, improve permeability and enable both walking and cycling journeys through the connection which the LHA consider an improvement. Other general site accessibility points have been considered in our previous response from September 2026.

Demonstration of Pedestrian Crossing Points and Access Strategy-The LHA previously requested demonstration that the pedestrian infrastructure serving this application can be delivered independently of the neighbouring refused development, DC/25/2057. In particular the LHA requested consideration of additional crossing provision southwest of the site. The latest TN includes Drawing 25-782-SK01 Rev C incorporates the southern pedestrian build-out and uncontrolled crossing within this development's proposed highway works. The scheme also includes an uncontrolled crossing immediately north of the access, with dropped kerbs and tactile paving, and a footway connection southward towards Smugglers Lane. Each of these changes have been considered under the aforementioned RSA.

Conclusion
Having regard for the additional information submitted the LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the NPPF (National Planning Policy Framework para TR6), and that there are no transport grounds to refuse the proposals. The LHA would recommend the following conditions as part of any planning consent:

Access (Access to be provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'PROPOSED SITE ACCESS VISIBILITY SPLAYS' and numbered 25-782-SK01 Rev C.
Reason: In the interests of road safety.

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highway Agreements Team Leader (01243 642105) to

commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Jamie Brown
West Sussex County Council – Planning Services (Highways)