

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	20 th July 2026
LOCATION:	Land at Station Road Warnham West Sussex RH12 3SR
SUBJECT:	DC/26/0585 Outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access. The development proposals seek to redevelop the land for the erection of up to 24 residential dwellings, with a mix of houses and flats. The proposals are for Outline permission only at this stage. The LHA undertook pre-application advice with the Design Team in 2021 for the proposals at which time 49 dwellings were proposed. The latest application is supported by way of a Transport Statement (TS) dated February 2026.

Latest Comments

This response follows on from the LHA response on the 3rd July 2026 where some changes were requested to the pedestrian accessibility improvements on the A24. The LHA has had a discussion with the Design Team on this matter and changes to the overall design have been implemented. Other areas that have been assessed would be as previously advised in the two previous LHA consultations.

Pedestrian Accessibility Improvements (A24/Station Road)

The LHA has reviewed the submitted further drawing J32-8671-PS-005 and would offer the following comments:

- As requested, pedestrian refuge has been increased to 2.0 metres
- The tactile paving has been re-sited further back in line with our advice
- The design has been amended to add some amendment to the junction radii to facilitate better movements

The highway works would be delivered via a Section 278 Agreement and will include a design check and Stage 2 Road Safety Audit.

Having considered the above and the previous comments the LHA would consider that the pedestrian accessibility improvements proposed on the A24 offer a betterment over the existing situation and are a suitable mitigation measure for the proposed development.

Conclusion

Having regard to the improvements made and previous comments, the LHA does not consider the application contrary to Paragraph 115 or 116 of the National Planning Policy Framework (NPPF), subject to the following conditions:

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 drawing J32-8671-SK-001.

Reason: In the interests of road safety.

Highway Works

No part of the development shall be first occupied until such time as the highway works onto the A24 have been constructed in accordance with the details shown on drawing J32-8671-PS-005.

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