

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	26/05/2026
LOCATION:	Land On The South West Side of Rowhook Hill, Rowhook
SUBJECT:	DC/26/0185 Regrading of land levels to form a hardstanding area associated with horticultural use.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed regrading of land levels to form a hardstanding area associated with horticultural use. The proposals are retrospective, with the Application Form stating that works commenced on 06/07/2025.

The site is located on Rowhook Hill/Road, a C-classified road subject to national speed limit in this location. The site is served by an existing gated vehicle access point on Rowhook Hill/Road, and no alterations are proposed to this existing access arrangement.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access arrangement has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

The proposals do not seek a material intensification of use (as outlined in the submitted Planning Statement), instead only proposing a designated hardstanding area for storage and vehicle parking associated with the existing horticultural use. From inspection of the plans, the proposed hardstanding appears sufficiently sized to accommodate this.

I do note that the construction works may require significant vehicular activity utilising the existing vehicular access on Rowhook Hill. Matters pertaining to construction are not typically considered material when determining such applications, as the highway safety and amenity impacts associated with implementing the scheme can be mitigated by way of a Construction Management Plan (see below condition).

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

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.

Kyran Schneider
West Sussex County Council – Planning Services