

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Whitehouse
FROM:	WSCC – Highways Authority
DATE:	10 July 2026
LOCATION:	Land North of Horsham Horsham West Sussex
SUBJECT:	DC/26/0909 Reserved matters application (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for Phase 1 RM Area 4 comprising 82 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure.
RECOMMENDATION:	No Objection

Comments are made in respects of,

- Site Layout, drawing no. SL-01 revision A
- Hard Landscape Proposals, sheets 1, 2 and 3, drawing nos. CSA/7914/104, 105 and 106, all rev C
- Highways Technical Note, reference 2500120_A-ACE-XX-XX-RP-C-0102A, May 2026

It's noted that a Travel Plan and Construction Management Plan are provided. These details are required by way of conditions on the overarching outline planning consent. For the purposes of the current planning application, these documents haven't been reviewed. It would be expected that separate discharge of conditions applications would be submitted in respects of these.

WSCC acknowledge that the layout may be offered for adoption as public highway. Whilst comments may be made in terms of the in-principle acceptability of adoption, as part of the current application WSCC are not seeking to approve or agree the adoption of the proposed layout. For the current application, WSCC are not seeking to approve matters such as street lighting, construction depths, specific materials, drainage, or other such detailed elements will be reviewed as part of any highways adoption agreement as being compliant with current adoption standards.

The proposals include a mix of carriageways with footways segregated by way of a full height kerb as well as shared surfaces where all users share the same space. Carriageway widths of 5.5 and 4.8 metres are shown. These accord with

current guidance within Manual for Streets. Where footways are provided, these are shown as 2 metres width. This width complies with the guidance within Inclusive Mobility. There are no concerns with the carriageway and footway widths and geometries as shown.

Materials are indicated on the Hard Landscaping Plans. The only comment would be that areas of shared surface should be constructed in a contrasting material to that used for carriageways that have segregated footways. The change of material then identifies to all users the different nature of the shared use areas. WSCC will insist upon this should these areas be offered for adoption.

As an observation, the Local Planning Authority may wish to consult the waste collection team to ensure they are satisfied with the proposals. This is raised as there are several locations where private drives have no turning suitable for larger vehicles. It would appear that servicing is otherwise achievable and intended to take place from the nearby, approved main spine road and as such wouldn't require service vehicles to use the private drives.

From the Highways TN, car parking is noted as being compliant with current guidance. Cycle parking is indicated to be in-accordance with current guidance too. Most cycle parking is indicated to take place within garages with separate cycle stores provided in other instances. Details of the cycle stores should be secured by condition as no details appear to be provided.

Based on the details submitted, WSCC Highways would raise no objections to the layout submitted for the current reserved matters phase.

The following conditions are suggested.

Car parking space

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Ian Gledhill
West Sussex County Council – Planning Services