

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	10 September 2026
LOCATION:	Land East of Oaklands Henfield Road Cowfold West Sussex
SUBJECT:	DC/26/0913 Outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access. More information received.
DATE OF SITE VISIT:	Officer familiar with site
RECOMMENDATION:	No Objection

A transport note dated August 2026 has been provided to address the previous WSCC Highways Comments

Access

The note identifies that the widening along the initial section of the site access cannot be widened due to the adjacent property access, however, the footway can be widened beyond this. The 1.2m provision would be sufficient for a visual impaired person being guided along the footway. Should two users need to pass, the distance to the wider provision is small or an able bodied person could step onto the low flow carriageway. Whilst it would be WSCC preference that the footway width is widened, the proposed provision would not result in an objection.

Dropped Kerbs and tactiles

The applicant has identified they are willing to provide a contribution towards the provision of dropped kerbs to cross to the bus stop and tactile paving at the Pub and Fowlers accesses and across Eastlands Lane.

In follow up discussions the applicant has identified that they would be willing to deliver the works and this could be secured via condition.

RTPI

The applicant is willing to provide a contribution towards RTPI displays.

Road Safety

Further Information has been provided relating to the personal injury collisions. The collisions do not indicate a pattern of collisions.

Conclusion

No objection is raised to the application subject to the following S106 and conditions

S106

RTPI contribution of £16,000

Travel Plan Statement

Travel Plan Statement auditing fee of £1,765

Conditions

Provision of dropped kerbs to cross to the bus stop and tactile paving at the Pub and Fowlers accesses and across Eastlands Lane.

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 Access Arrangement and numbered 10024-NEO-DWG-005 P01.

Reason: In the interests of road safety.

Construction Management Plan

The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:

- i. Details of site management contact details and responsibilities;
- ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - a. location of site compound,
 - b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - c. site offices (including location, height, size and appearance),
 - d. location of site access points for construction vehicles,
 - e. location of on-site parking,
 - f. locations and details for the provision of wheel washing facilities and dust suppression facilities
- iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
- iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

The construction shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

INFORMATIVES

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

Works within the Highway – Implementation Team

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 Implementation 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.

Stephen Gee
West Sussex County Council – Planning Services