WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jason Hawkes
FROM:	WSCC – Highways Authority
DATE:	25 April 2025
LOCATION:	Mowbray Development Site Land North of Horsham Rusper Road, Horsham West Sussex
SUBJECT:	DC/24/1927 Application for approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

Comments are made in respects of,

- Hard Landscaping Plan Sheets 1, 2 ,3, drawing numbers GLS_041_160_RM5_1601, 1602 Rev C
- Hard Landscaping Plan Sheets 1, 2 ,3, drawing numbers GLS_041_160_RM6_1601, 1602 Rev C
- Site Layout Parcel 5, drawing PL102 revision A
- Site Layout Parcel 6, drawing PL103 revision A
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It is noted that a revised Highways Technical Note has been provided. There is unfortunately no summary indicating what changes have been made to this document between the initial and current revisions. As such, this review is limited to the documents stated above and the comments made previously by WSCC Highways.

WSCC Highways would highlight that comments made here are on the basis of the acceptability of the proposals in terms of planning. As part of this and the previous review, WSCC are not approving any elements as suitable for adoption as public highway. This includes street lighting, materials, street furniture, lining, signing, planting or any other potentially adoptable works within the highway. Highways adoption is subject to an entirely separate process and set of considerations. Whilst WSCC Highways may flag areas of potential concern for future adoption, these issues may still be acceptable in terms of planning.

With regards to highway adoption, potential extents of adoption are indicated. Some of these aren't especially logical (especially that for the most southerly loop road within Parcel 6). As already noted, this is not however a planning matter.

In terms of the comments previously made by WSCC Highways, it appears that the majority have been acknowledged and the design updated accordingly. There remains the matter of visitor parking distribution with these spaces poorly distributed. Inevitably some on-street parking outside of these designed bays will occur. The proposed road widths are such that any on-street parking should not cause any undue obstruction to other traffic.

The only new comment WSCC Highways would make is that a number of the shared surface areas are shown on the Hard Landscaping drawings as constructed in tarmac. Shared surface areas should be constructed in a material that contrasts with other areas of highway where the footway is separated from the carriageway by a full height kerb; this is standard practice. Regardless of the end adoption status of these roads, all shared surfaces must be in blockwork. The hard landscaping plans should be updated where appropriate.

Updated on landscape general arrangement plans & hard landsdcape plans

Ian Gledhill
West Sussex County Council – Planning Services