

From: Emma Avis
Sent: 24 July 2026 15:51
To: Planning
Subject: WSCC Consultation Response from County Highways - Planning Services - DC/26/0835

Categories: Consultations

TO:	Horsham District Council (HDC) - The Local Planning Authority (LPA) Planning officer:
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultation Planning officer: Emma Avis
LOCATION:	Land North Of The Rise Partridge Green West Sussex RH13 8JB
SUBJECT:	DC/26/0835 - Reserved matters approval for appearance, landscaping, layout and s associated infrastructure pursuant to outline planning permission ref DC/22/0301 f to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved Impact Assessment Application.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	No Objection + Informative

1. Introduction

- 1.1 The Local Highway Authority (LHA) has been consulted on the above Reserved Matters application.
- 1.2 Outline planning permission DC/22/0301 approved the principle of the development comprising up to 55 residential dwellings with all matters reserved except access. The access arrangements were considered acceptable by the Highway Authority under the outline application, and planning permission was subsequently granted via appeal. The previous Highway Authority consultation concluded that the proposal would not result in an unacceptable impact on highway safety or severe cumulative impacts on the operation of the highway network, subject to conditions.
- 1.3 Accordingly, this consultation has been assessed having regard only to those matters now reserved, namely the proposed internal layout, parking provision, servicing arrangements, and any highway implications arising from those details.

2. Highway Authority Comments

Internal Layout

- 2.1 The submitted layout has been reviewed from a highway safety perspective. The proposed internal road hierarchy comprises a principal access road with shared surface/private drives serving the residential

parcels. The layout has been designed for a low-speed residential environment with a design speed of approximately 20mph.

2.2 The approved vehicular access onto Littleworth Lane remains unchanged from that approved under the outline permission and is therefore not reconsidered as part of this Reserved Matters submission.

Parking

2.3 The submitted Transport Statement confirms that parking provision has been designed in accordance with the West Sussex County Council Residential Parking Demand Calculator for Parking Behaviour Zone 1.

2.4 A total of **115 allocated spaces together with 19 visitor spaces (134 spaces overall)** are proposed. The level of parking exceeds the calculated WSCC requirement of approximately 111 spaces and is therefore considered acceptable. EV charging is also proposed for every dwelling.

Cycle Parking

2.5 Secure cycle parking is proposed for the maisonettes, whilst houses benefit from private garden storage capable of accommodating cycles. This is considered acceptable.

Servicing

2.6 Swept path analysis has been submitted demonstrating that refuse vehicles are capable of entering, manoeuvring within and exiting the development in forward gear. Bin collection arrangements appear to accord with Manual for Streets guidance.

2.7 Swept path analysis has also been provided for emergency vehicles demonstrating that fire appliances are capable of accessing the development in accordance with Building Regulations guidance.

Trip Generation

2.8 As the development remains at **55 dwellings**, there is no increase in development quantum beyond that previously assessed at outline stage. The Highway Authority therefore agrees that the trip generation and wider traffic impacts remain unchanged from those already accepted under planning permission DC/22/0301.

3. Summary

3.1 The Highway Authority notes that this application relates solely to Reserved Matters following the approval of the outline planning permission where access was considered acceptable.

3.2 Having reviewed the submitted layout and accompanying Transport Statement, the Local Highway Authority is satisfied that:

- the approved access arrangements remain unchanged.
- the internal highway layout is suitable for the proposed residential development.
- adequate vehicle parking has been provided in accordance with WSCC guidance.
- suitable cycle parking has been incorporated;
- refuse and emergency vehicles can safely access and manoeuvre within the site; and
- the development quantum has not increased beyond that previously assessed.

3.3 The Local Highway Authority therefore considers that the Reserved Matters submission would not result in an unacceptable impact on highway safety and would not lead to severe cumulative impacts

on the operation of the local highway network. The proposal is therefore not contrary to paragraph 116 of the National Planning Policy Framework. The Highway Authority raises **no highway objection** to the Reserved Matters application.

INFORMATIVE:

The Local Highway Authority notes that the approved access arrangements include associated off-site highway works comprising the extension of the 30mph speed limit, traffic calming measures, pedestrian crossing facilities, footway improvements, and associated highway infrastructure. As previously advised under outline planning permission DC/22/0301, the proposed speed limit amendment and traffic calming measures will require separate statutory consultation and approval, including any necessary Traffic Regulation Orders, and the detailed design of the off-site highway works will require approval under a Section 278 Agreement.

Emma Avis (MCIHT) - Planner County Highways (Development Management) - Planning Services

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
