

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	WSCC – Highways Authority
DATE:	11 June 2026
LOCATION:	Land To The North of Moat Cottage Worthing Road Dial Post Horsham West Sussex RH13 8NS
SUBJECT:	DC/26/0823 Permission in Principle for the erection of 6 nos dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

There are 2 existing access points from the land under the control of the applicant. The southern access to Moat House and a gated farm type access further north. These are not shown on the submitted plans, however a further access appears to be shown onto the area marked with a red boundary. Can the applicant confirm which access points are to be used and any which may be closed.

Any new access will need to be constructed in accordance with highway standards to include sufficient visibility in line with measured road speeds.

The number of dwellings proposed would not warrant an objection in traffic generation terms.

The site is not in a sustainable location and there are no footways from the site into the village. Consideration should be given to alternative modes of transport and possible measures for walking/cycling should be considered in any submitted application.

A24 Access

Worthing Road joins the A24 northbound to the south of the site via a T-junction. Access is also available to the southbound carriageway across the central reservation. Visibility along the A24 is good in both directions.

The level of information currently provided is not sufficient to provide a formal response. However, the Highway Authority are unlikely to object to the development providing a safe access can be provided.

The following will be required as a minimum:

- Detailed plan showing the proposed access and visibility splays
- All access points to the site and any which are to be closed
- Automated traffic count to establish 85%ile road speeds to inform visibility requirements
- Details of any footways/bridleway which are close to the site which could be connected to

Additional information to the above may be required.

Debbie Farrell
West Sussex County Council – Planning Services