

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Stephanie Bryant
FROM:	WSSC – Highways Authority
DATE:	17 September 2026
LOCATION:	RM Area 11 (Moathouse) Moathouse Farm Rusper Road Horsham West Sussex RH12 4QR
SUBJECT:	DC/26/1323 Application for approval of Reserved Matters (layout, scale, appearance, means of internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 11 comprising demolition of existing garage and outbuilding and provision of 11 residential (C3) units, including single storey side extension to existing dwelling and conversion into 2 residential units and car and cycle parking, drainage, internal roads, landscaping and associated infrastructure.
RECOMMENDATION:	No Objection

The following documents have been reviewed in the preparation of these comments,

- Site Layout, drawing number 25057-P201
- Transport Statement, issue 3, dated 27th August 2026

Access is taken via an extension of an approved and constructed secondary road within the Mowbray development; it's understood that the existing property occupying the site takes access in the same way. The proposal would generate a very small increase in vehicular traffic on the approved secondary road and thereafter the wider network. There are no concerns with the means of access into the development site or the anticipated traffic generation.

The internal layout forms effectively a shared surface private drive arrangement whereby vehicular and non-vehicular traffic all share the same space. The arrangement is considered appropriate for what is a lightly trafficked and low speed situation. It's noted that the HDC Refuse Collection team have raised no objection to the Applicant's refuse collection strategy.

Car parking requirements are considered within the submitted Transport Statement. It's accepted that car parking provision accords with the WSSC Parking Guidance. Details of cycle parking should be secured via condition.

There are no highways or transport concerns with this proposal.

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 part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details 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