

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:
FROM:	WSCC – Highways Authority
DATE:	21 September 2026
LOCATION:	Land South of Furze Common Road Thakeham West Sussex
SUBJECT:	DC/26/1236 Reserved matters application for up to 28 dwellings following approval of outline application DC/23/2146 relating to access, appearance, landscaping, layout and scale.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information

Please provide more information.

Reserved matters application following approval of DC/23/2146

- Design and Access Statement
- Landscape Management Plan Ref 2607-800
- Proposed Site Plan- 251906-OSG-A-0001 Rev P05
- Hard works/ Soft works Plan
- Proposed coloured site plan: 0002, Rev P04
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The proposed site layout illustrates a 100% affordable scheme providing a mix of one-, two-, three-and four-bedroom properties across the site. The scheme provides 28no. high-quality affordable homes. Parking has been provided as on-plot or within bays to the front of each property ensuring that parking court areas are kept to a minimum.

Parking

The development provides 61 car parking spaces, of which the majority (53) are unallocated, and 8 allocated. The WSCC car parking calculator has been used to create this allocation, and residential parking is proposed as an average of 2.2 spaces per dwelling. WSCC are satisfied with the parking allocation and layout.

Spaces are provided 5m x 2.5m and slightly larger adjacent to a wall/fence 5m x 3m. WSCC are satisfied with the car parking strategy.

EVC

All homes with on-plot parking spaces will have a minimum of 1 EVCP. Visitor spaces at least 1 charge point for every 5 car spaces.

Internal Layout

Will the footway be higher than the carriageway or will everything be all the same level? If there is a kerb edge to the footway there will be a need for a dropped kerb and tactile paving where the footway begins on the right-hand side.

Swept Path Analysis

Please can the applicants provide an up-to-date SPA of the revised internal layout for a refuse vehicle to show it can enter, park and turn to exit in forward gear. This needs to be shown for the route identified by HDC.

Summary

Please can the applicant provide SPA and confirmation of kerbing between the footpath and the carriageway to understand if dropped kerbs and tactile paving locations are required within the site to make it inclusive for people who are disabled or mobility impaired.

Alison Meeus

West Sussex County Council – Planning Services