

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	WSCC – Highways Authority
DATE:	25 February 2026
LOCATION:	Land North of Little Potters Potters Green Station Road Cowfold West Sussex
SUBJECT:	DISC/26/0037 Application for Approval of Details Reserved by Condition 3,4,5,6,7,8,9,11,12,13,14,15,16 to approved application DC/24/0982.
RECOMMENDATION:	Advice

Comments are made in respects of those conditions relevant to the operation of the local highway network.

Condition 3 (Construction Management Plan) – The wording of condition 3 of the original planning consent includes a number of requirements. Whilst the submitted Site Logistics Plan, revision B, covers some of the matters included within the condition, there are other matters that require further separate consideration.

Matters of initial access into the site ahead of the construction and completion of the approved site access are not provided. Details of any temporary access arrangements should be provided along with any associated mitigation.

The ability for any overflow contractor parking to take place off-site is greatly limited in this location. The Applicant should confirm that the site includes more than adequate parking to accommodate any demands during construction.

Lastly, the site is in an area that is known to be congested at network peak times. There is also a school very close by. The Applicant should use all reasonable endeavours to avoid deliveries from being received at the site during network peak and school dropping off/picking up times.

Further information should be provided before condition 3 is discharged.

WSCC Highways note that conditions 11 (lighting) and 12 (hard landscaping) are sought to be discharged. Whilst WSCC has no comment on the details presented, the Applicant should recognise that WSCC will further review lighting and surfacing details within any areas that are offered for adoption as public highway as part of any highway adoption agreement. The discharging of these planning conditions does not ensure acceptability for adoption.

Ian Gledhill
West Sussex County Council – Planning Services

