

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSSC – Highways Authority
DATE:	9 March 2026
LOCATION:	Land To The North of High Bar Lane Thakeham West Sussex
SUBJECT:	DC/26/0209 Variation of Condition 1 and Removal of Conditions 12, 13, 14, 15, 19, 37, 38, 39, 44, 45 and 46 of previously approved application DC/23/2152 (Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply) to allow for the use of HEMSPAN as a construction method and replace flats with terraced houses, and relating to water neutrality.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSSC, as the County Highway Authority (CHA), has reviewed the proposal to vary Condition 1 of approved planning application DC/2152/23, which seeks to amend the site layout through the replacement of six approved flats with six dwellings. No objection is raised to the proposed variation.

The amended site layout replaces the previously approved block of six flats with a terrace of six dwellings. Importantly, the total number of residential units remains unchanged, and there are no alterations to the internal road layout or to the approved site access arrangements.

A total of 67 car parking spaces are proposed. In accordance with WSSC's car parking guidance for residential development, a scheme of this scale and dwelling mix would typically be expected to provide 64 spaces. Although the proposal exceeds this by three spaces, the CHA considers the additional visitor spaces—located on the main access road opposite Plots 1—to be beneficial. Their slightly separate position, due to the site layout, will help manage parking demand for the frontage dwellings without impacting the internal layout of the development.

WSSC would expect that all conditions attached to the original consent continue to apply to this variation of condition application, unless already discharged or otherwise agreed with the Local Planning Authority.

Alison Meeus
West Sussex County Council – Planning Services