

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	WSSC – Highways Authority
DATE:	16 April 2026
LOCATION:	Land at 521816 122277 Eastlands Lane Cowfold West Sussex
SUBJECT:	DC/26/0472 Erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / No Objection

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

West Sussex County Council was consulted previously on Highway Matters for this location through our pre-application process to which no objections were raised.

A Transport Statement has been provided with this application which includes a Stage 1 Road Safety Audit approved through the pre-application process.

The A281 is a north/south district distributor road, which can serve as a link between Horsham to the north and Henfield to the south and an alternative to the A23 trunk road. It also provides a local link from the south to the A272 an east/west distributor.

Eastlands Lane is a private road and no under the jurisdiction of the Highway Authority. The lane joins the public highway network onto the A281 via a bellmouth style junction ('site access'). This junction is relatively narrow and does not include any road markings or signage. There are footways on either side of the access bounding the A281, with a small section continuing into Eastlands Lane on the south side.

The site access is located in a section of the A281 which is subject to a speed restriction of 30mph. There are numerous existing access points on approach to this access from the north and from the south and drivers also have a tendency to park on-street in this location.

An access proposal plan has been provided within the Transport Statement (14034_101) which shows improvements including; giveway markings - widening the access, cutting back of foliage, visibility of 2.4m x 43m and tactile paving. Addition non-highway works include pedestrian refuge spaces along Eastlands Lane.

There is a Public Right of Way (PROW) in the vicinity of the site – along Eastlands Lane. However, conformation of the existing route of COW-1775 is required from our PROW Officers, at which point a further response will be submitted.

It is unlikely the Highway Authority will raise any major objections to the proposal.

Note: Additional comments to follow.

Debbie Farrell
West Sussex County Council – Planning Services