

**From:** Emma Avis <Emma.Avis@westsussex.gov.uk>  
**Sent:** 31 March 2026 15:08:15 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** WSCC Consultation Response from County Highways - Planning Services - DC/26/0262  
**Categories:** Consultations

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| <b>TO:</b>                 | Horsham District Council (HDC) - The Local Planning Authority (LPA)<br>Planning officer: Daniel Holmes                         |
| <b>FROM:</b>               | West Sussex County Council (WSCC) – The Local Highway Authority (LHA)<br>- Consultee to the LPA<br>Planning officer: Emma Avis |
| <b>LOCATION:</b>           | Land North of Jolesfield Cottages<br>Jolesfield Partridge Green<br>West Sussex RH13 8JT                                        |
| <b>SUBJECT:</b>            | DC/26/0262 - Outline Application for the development of 9 new residential dwellings with all matters reserved except access.   |
| <b>DATE OF SITE VISIT:</b> |                                                                                                                                |
| <b>RECOMMENDATION:</b>     | <b>More Information Required</b>                                                                                               |

- 1.1 The LHA has been consulted on the above application with regards to any highway safety or capacity matters. The application is for outline permission only for access from the highway.
- 1.2 There are two access points proposed from the B2135 (Jolesfield), the southern proposed access just within the speed limit change from 60mph to 40mph, and the northern access within the 60mph speed limit area towards/ on the bend in the road. Whilst visibility splays have been provided on drawing no: 2510LA\_R5, the LHA would require a 7-day automatic speed survey carried out in the location of both proposed access points, the LHA would then require a scaled drawings detailing the separate access points, showing the required visibility in-line with the 85<sup>th</sup> percentile recorded speeds. Forward visibility for vehicles traveling south on the B2135 towards the northern access would also be required. Given the location of both access points vehicles will be accelerating and decelerating, so without these surveys' vehicle speeds are unknown for the purpose of ensuring suitable visibility splays are provided and a robust assessment of highway safety matters can be made.
- 1.3 The southern access is near the PROW which may require diverting at the expense of the applicant, it also abuts the neighbouring properties access directly (1 Jolesfield Cottages), it is not clear how both will operate without interference with each other. The northern access is also in close proximity to another access. Could the site not be served by one single access point onto the B2135 away from the other two access points?

- 1.4 The site is set on the outer edge of the village and is linked via a footway to local facilities, although these are quite a distance from the site. The Design & Access statement refers to the PROW linking the site to Littleworth Lane, this route may not be suitable for all residents due to its unlit and unmade surface. The closest bus stop is outside The Green Man public house; this appears to offer an hourly service to Brighton and Horsham. This bus stop is approximately 480m from the site and linked by a continuous footway on the opposite side of the road, although there is no crossing point to it. The applicant should provide a suitable crossing point with dropped kerbs and tactile paving on both sides of the B2135 at the point of the bus stop outside The Green Man public house.
- 1.5 Please re-consult the LHA once all the above further information has been provided.

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| <p>Emma Avis (MCIHT) - Planner<br/>County Highways (Development Management) - Planning Services</p> |
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