

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Whitehouse
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	1 July 2026
LOCATION:	Thakeham Tiles Ltd Rock Road Pulborough RH20 3AD
SUBJECT:	DC/25/2087 Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access.
DATE OF SITE VISIT:	Officer familiar with location
RECOMMENDATION:	More Information

A letter/transport note has been provided dated 29th of April to address the previous WSCC Highway comments.

Access and Visibility

The applicant proposes reverting back to a junction design similar to that approved under the previous application on the site. This involves the extension of the existing 30mph limit to a point 100m east of the proposed access with the provision of three build outs, the easternmost one would include a gateway feature.

The site access would include at grade surface treatment and the applicant suggests either cobbled or bricks are used for a speed reducing effect. Whilst technically acceptable, it would be WSCC preference that alternative surfacing is explored due to the high ongoing maintenance costs of such provision. This may require the drawing note to be updated to include an additional sentence along the lines of “to be agreed with the LHA at detailed design”

As advised in the initial response additional consultation should be undertaken with key stakeholders to establish the acceptability of the traffic calming features. Given the previous scheme was considered acceptable this could be limited to the frontage properties previously consulted and local county member who may have changed. It is noted that the parish council response supports the provision of traffic calming.

A revised designers response has been provided, the document should include space for WSCC comments to be added and an agreed action to be provided. This can be sent to me direct to complete.

Vehicle tracking has been provided for the junction and is acceptable.

Conclusion

Additional information is required

- Consultation on the traffic calming features
- Provision of Designers Response (direct to Stephen Gee at WSCC)

Stephen Gee

West Sussex County Council – Planning Services