WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	5 December 2024
LOCATION:	1 Downs View Terrace Henfield BN5 9QD
SUBJECT:	DISC/24/0277 Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/23/1937.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

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

This application seeks to discharge pre-commencement condition nos. 3 and 4 of planning permission DC/23/1937. The Local Highway Authority will be providing comments on condition 3 which relates to Construction Management.

Condition 3- Construction Management
The Construction Management Plan outlines that ground mats will be used within the site for parking and delivery areas which removes the requirement of wheel washing stations. The site manager will coordinate all deliveries to the site and oversized deliveries will be notified by site manager before dispatch to ensure that they can be accommodated and the required personnel are available.

The provided site set up diagram shows welfare, material storage (for phase 1 and 2 of development) and parking and materials unloading/loading areas which appear a workable solution. The types of vehicles proposed for deliveries have not been stipulated, however it is anticipated that the scale and layout of the site will be considered when arranging for materials to be delivered. It has been outlined however that all deliveries will be taken with assistance of a banksman who will ensure that members of the public, workers and delivery operatives are safely accommodated/managed during the deliveries. Furthermore, banksmen will ensure that access is retained for neighbouring properties throughout.

Overhead power lines have been accounted for at the top of the private access- and will have correct signage warning operatives of their presence. Signage, if positioned within highway will be subject to agreement with WSCC Highways. Signage is advised to direct pedestrians and other vulnerable road users and ensure awareness of the site works.

Parking has been outlined within the site in a similar location to where deliveries are taken, this may be appropriate in certain instances but whilst delivery frequencies rise and the site becomes more built up it is anticipated that some overspill parking may occur within

the Publicly Maintained portions of Staples Barn Lane- this would not be considered to cause a severe highways safety concern due to the scale of the development.

WSCC PROW team have previously offered comments relating to the adjacent PROW, these can be found alongside the original application- these matters should be adhered to during construction also.

The Local Highways Authority is satisfied that the condition may be discharged.

Jodie Wilkes
West Sussex County Council – Planning Services