

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	Highways, WSCC
DATE:	10/06/2026
LOCATION:	Butlers, Tower Hill, Horsham, RH13 0AQ
SUBJECT:	DC/26/0735 Permission in Principle for the erection of 3no. dwellings.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for this application which seeks Permission in Principle (PIP) for the erection of three dwellings. The site is located on Tower Hill, a C-classified road subject to a speed restriction of 30 mph.

For context, the LHA was previously consulted regarding highway matters for this site for application DC/24/1086 (*Outline application for the erection of 3No single storey dwellings with all matters reserved*), of which no highway safety concerns were raised to the principle of the application. The LPA refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

For the current PIP application, the indicative plans demonstrate a shared access via Public Footpath no. SOW-1636, from Tower Hill. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Tower Hill. Any proposed works to Public Footpath no. 1636 will be subject to approval from WSCC Public Rights of Way prior to implementation.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years, and this shows that there have been no recorded collisions within the vicinity of the site access. As such, there is no evidence to suggest that the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

At Technical Details Consent stage, the LHA would expect confirmation of details to be provided regarding the scale of the proposed development (e.g. number of bedrooms), as well as demonstrating the proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with WSCC Guidance on Parking at New Developments. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services