

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Whitehouse
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	3 September 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. More information received on 1st September 2026.
DATE OF SITE VISIT:	Officer Familiar with site
RECOMMENDATION:	No Objection

Additional Information to address the items raised within the previous WSCC highways response has been provided directly.

Traffic Management Consultation

Initial consultation on the traffic management scheme has been undertaken with frontage properties and key stakeholders in line with the WSCC Developers Guidance Note.

The consultation raised concerns from the Parish Council and a local resident upon the provision of street lighting and that only an extension of the 30mph limit is proposed rather than a wider 20mph limit.

The provision of street lighting would be a matter for consideration at detailed design and the extension of a 30mph limit would be in keeping with the WSCC speed limit policy. As such it is not considered that there are any fundamental concerns with the traffic management scheme that would likely preclude its implementation.

It is noted that the parish council also raised concerns upon the footway along Rock Road. The existing maintenance of the path and cutting back of vegetation would be an issue for WSCC Highways and future residents would also be provided with a route via the PROW and Hillside Walk.

Designers Response

A designers response has been directly provided to WSCC with agreed actions developed and signed off.

Conclusion

No objection is raised to the application subject to the following S106 and Conditions

S106

Travel Plan

Travel Plan Auditing Fee of £4,110

Traffic Regulation Order Contribution of £10,984

Highways Work Contribution of £51,500 comprising:

- £32,000 for provision of RTPI boards on 4 x bus stops (Thakeham Road South, Thakeham Road North, Water Lane East and Water Lane West) and associated works
- £7,500 for provision of a new bus shelter (Thakeham Road South Stop)
- £12,000 for provision of tactile paving at 4 x locations (Hillside Walk/Rock Road, Sullington Copse/Thakeham Road, Mead Lane/Thakeham Road, Fryern Road/Thakeham Road).

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled PROPOSED SITE ACCESS and numbered 20-TR001 Rev03.

Reason: In the interests of road safety.

Car parking space (details to be approved – for larger sites)

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking (for larger sites)

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority.

The details shall include the following measures:

- i. Details of site management contact details and responsibilities;
- ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - a. location of site compound,
 - b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - c. site offices (including location, height, size and appearance),
 - d. location of site access points for construction vehicles,
 - e. location of on-site parking,
 - f. locations and details for the provision of wheel washing facilities and dust suppression facilities

- iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
- iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

The construction shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

INFORMATIVES

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Stephen Gee
West Sussex County Council – Planning Services