

**From:** Chris Pratt <chris.pratt@westsussex.gov.uk>  
**Sent:** 15 June 2026 10:16  
**To:** Sam Raby  
**Cc:** Parish Clerk (Rusper)  
**Subject:** Member Notification of S278/38 highways agreement at Millfields Farm, Rusper

Good morning,

In accordance with our approved protocol this email notifies you that we have received an application for a highway agreement in your division.

Work is now commencing on the technical review of the developers detailed design. Please contact me if you would like to discuss the scheme in more detail, view further engineering drawings or raise any issues that require consideration in our technical review. The initial comments on the scheme will be issued to the developer in the next couple of weeks.

Agreement Type:	Section 278/38 Highways Agreement
Location:	Millfields Farm, Rusper
Name of Developer:	Stonebond Properties Limited
Planning Reference:	DC/24/0699
Date of planning consent:	07/05/2025
Description of Planning consent:	Demolition of existing structures and erection of 43no. dwellings (Use C) creation of a new access and provision of public open space, alongside landscaping and other works.
Description of Highway Works:	New permanent site access on East Street – priority bellmouth junction  Pedestrian crossing improvements on East Street/High Street/Horsham  Extension of 30mph limit eastwards in East Street to encompass site access include new gateway feature.  Construction of raised table on Horsham Road.
Safety Audit Undertaken:	Stage 1 Road Safety Audit - YES Stage 2 Road Safety Audit - TBC
Anticipated Construction Date: (provided by developer)	TBC
Additional Comments:	

Through the planning process the following issues are agreed and cannot be altered at the detailed design (highway agreement) stage:

- The type of junction layout and extent of the highway works.
- The junction visibility and forward visibility.
- The horizontal and vertical alignment of the highway.

Through the highway agreement process we will check the following:

That the detailed design conforms to the planning consent and approved planning layout.  
That all safety considerations of the highway works have been addressed.  
The signing and road markings accord with the Traffic Signs Regulations and General Directions 2016.  
The highway drainage has been designed to appropriate standards and has a suitable outfall and is segregated from private surface water drainage.

The design of the street lighting including the specification of the lanterns and columns is appropriate for the class of road and location.

The specification of the proposed highway materials are acceptable and fit for purpose - including carriageway construction, footway construction, hard landscaping, kerbing, edgings, tactile paving, drainage and street furniture.

That the designer has taken account of the location of existing statutory undertakers equipment e.g. electric cables and provided appropriate diversion or protection.

That any amendments to existing Traffic Regulation Orders (TROs) or new TROs required in conjunction with the highway scheme are processed.

That any adoptable structures or structures adjacent to the public highway have been designed to the appropriate standards and where applicable have an Approval in Principle (AIP).

Note – Where signalised junctions or signal controlled crossings are proposed our Traffic Signals Team will advise on the detailed design.

Kind regards,

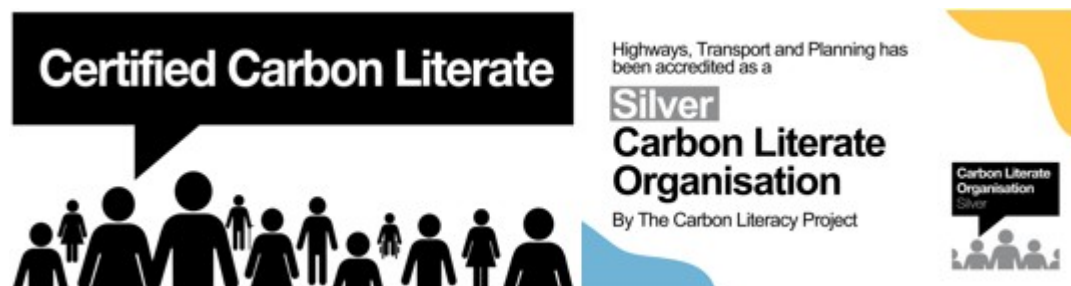
**Chris Pratt**

Principal Engineer – Highway Agreements  
Planned Delivery  
West Sussex County Council



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