

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC – Highways Authority
DATE:	8 th May 2025
LOCATION:	Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR
SUBJECT:	DC/25/0102 Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works. Amended plan received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access. The development proposals subject to this Outline application are for up to 82 units, of which it is expected that at least 50% will be 2-3 bed units. The site will be accessed from the Mulberry Fields development to the north. This application (DC/14/2582) to the north was a development for 193 units which the LHA raised no objections to in 2014.

More Information Request

The LHA provided an initial response on the 12th March 2025 where further clarification was requested on how the application would meet the Vision Led transport planning approach. In addition, whilst it was accepted that the proposals were Outline a number of areas of consideration were relayed for future areas of consideration.

Following this the LHA has dialogue with the design team and we are now in receipt of a revised Transport Assessment (TA) addendum which incorporates the points made in relation to the Vision Led approach.

Comments

The TA Addendum provides some further commentary and clarification on how the sit will focus on the Vision Led approach. A summery is provided below:

- **Sustainable Transport-** Sections 3.1 to 3.14 provide further clarity and additional information on sustainable access, active travel and public transport opportunities through the neighbouring Mulberry Fields site.
- **Historic TRICS Data-** the TA addendum has been updated with including an assessment of the TRICS historic data demonstrating how Trelvel Planning can reduce vehicle trips. A review of the TRICS historic data has been undertaken,

along with a review of the targets and outcomes for Mulberry Fields, to confirm the existing vehicle trip baseline and support a proposed reduction in vehicle trips associated with the proposed development.

The outputs show a decrease of 25.85% in 12-hour trips (07:00-19:00) over the 24-year period, this equates to a reduction of approximately 1.07% per year for vehicle trips. The TA then estimates a 5.35% reduction in vehicle trips for the site over a 5-year monitoring period would be expected based on the historic data.

- **Travel Plan (TP)** -the submission includes a Framework TP and will be updated to a full TP as part of the full submission. Therefore, as a framework TP for this submission the TP is accepted. Some areas of additional detail that a Full TP should provide are in the final part of the TP, specifically the 'Action Plan' and what happens if targets are not met. Section 7.13 of the TP does indicate further incentives may be provided. The LHA would advise these needs specify what more specifically-such as another round of vouchers/personalised Travel Planning if the site does not reach the target for example. Another area of mitigation to consider is a discount offer for residents for a supermarket delivery to more than one house as another incentive.
- **Future Layout-** The applicant's Design Team acknowledged the points made in the 11th March consultation response and these will be incorporated in any future Reserved Matters application.

Conclusions

Having assessed the content within the TA addendum including the modifications requested, the LHA would be satisfied the proposals and not advise an objection on highway safety grounds. The proposals are now considered to be in line with National Planning Policy Framework (NPPF) paragraphs 115 and 116. Any approval of planning consent would be subject the following 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 'VISIBILITY SPLAY AND CAR TRACKING AT ACCESS' and numbered 091.0018-0002.

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Jamie Brown

West Sussex County Council – Planning Services