

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSSC – Highways Authority
DATE:	9 th October 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. An amended plan has been received. Amended plan received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

Background

WSSC 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. The highway aspects of the application are supported by way of a Transport Assessment (TA). The LHA has previously raised no concerns with our last comments issued on the 8th May 2025.

A further Transport Note (TN) addendum has been prepared in response to a request from Horsham District Council (HDC) Planning Committee, held on 2nd September 2025, asking for further clarification regarding the potential highways impact of committed developments on the highway network associated with this scheme.

Comments

Additional Modelling- The LHA did not raise any concerns with the proposed trip rates and impact on the local highway network in the original comments; however, the TN addendum notes that local concern has been raised with the site access junction and distribution of traffic when taking into account other developments. Therefore, a further assessment has been made. The assessment looks at the committed Rascals Farm development again and the Horsham Golf and Fitness development which was refused in 2024 but allowed at Appeal in July 2025. The latter was requested by the HDC committee for further consideration.

Having assessed the latest information and taking into account the Golf and Fitness development, it's apparent that trips generated by the site quickly disperse across the nearby road network. The modelling and growth factor assessments demonstrates that local junctions including the site access, Mill Straight (north and south) and Centenary Road would work within theoretical capacity. As identified previously in our May 2025 comments, the capacity impact of this scheme has already been reviewed and accepted as part of the cumulative TA.

Conclusion

Having assessed the TN the LHA would advise there would be no changes proposed to the highway comments over and above what was previously advised in May 2025.

Jamie Brown

West Sussex County Council – Planning Services