

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	1 December 2025
LOCATION:	Land To The South of Broadbridge Way Broadbridge Heath West Sussex
SUBJECT:	<p>DC/25/0894 Amended plans and description on 6th November 2025).</p> <p>Full Planning Application for the erection of 92no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sargent Way, provision of public open space, landscaping and drainage solutions.</p> <p>More information received on 21st November 2025.</p>
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	More Information / Modification

Resolution of Land Ownership to the north

- Supporting evidence has been provided to WSCC to demonstrate the potential delivery mechanism of a linkage between the site and proposed crossing and as such it is recommended that the offsite works are secured via Grampian condition.

Parking levels

- The WSCC Parking calculator has been rerun with the correct/revised accommodation schedule would require 169 allocated spaces and 19 visitor spaces. The applicant also intends on the reprovision of 3 spaces from Sargent Way
- A 10% reduction on the calculator figure to account for the sustainable transport initiatives and linkages being provided by the site would produce a figure of 170 spaces + the reprovision of 3. (total 173)
- A total of 173 spaces are proposed consisting of 152 allocated and 21 visitor spaces and as such is acceptable.
- It is felt the visitor parking could be better distributed across the site.
- It is acknowledged that the proposals would remove the usage of additional parking area on the northern section of Carter Drive. Visitors to these dwellings may end up utilising the visitor spaces within the proposed development or those within the wider DC/12/2202 development, It is acknowledged the additional walking time could inconvenience existing residents but would not form a reason for refusal.

EV Charging

- The spaces for units, 90,91 and 92 may create issues with EV charging and future adoption, should the applicant wish to have this area adopted then a service margin could be provided at the southern end of this link to run the EV cable under.

Vehicle tracking for movements onto Carter Drive

- Tracking for a fire tender and refuse vehicle has been provided and is acceptable

Pedestrian Visibility splays / appropriate pedestrian facilities

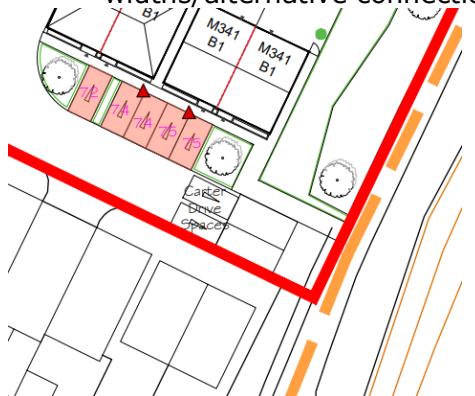
- The path to the north west of the site has been removed and as such the additional information is not needed.

Details on cycle maintenance facilities for flats

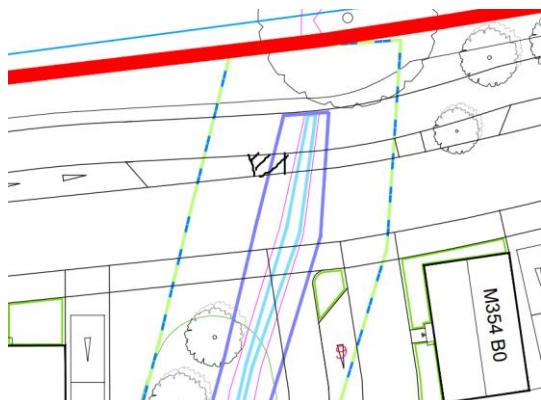
- No further details have been provided however this could be secured via condition.

Additional Items

- Widths should be provided for the connections onto Old Wickhurst Lane shown and in front of the dwelling as shown below, at present the link would in front of the houses would not appear attractive and legible and pedestrians are likely to walk across the planted area/parking spaces. (it is also assumed that due to widths/alternative connections cyclists would not be able to utilise the link)



- The footway connection between the north south link and the shared use route could be better aligned from the proposed position as shown below in hatched plan.



Conclusion

Further information is requested on the link shown above and consideration of the amendment to the footway link.

Stephen Gee

West Sussex County Council – Planning Services