



From: Emma Avis
Sent: 19 June 2026 14:46
To: Planning
Subject: WSCC Consultation Response from County Highways - Planning Services - DC/26/0737

Categories: Consultations

TO:	Horsham District Council (HDC) - The Local Planning Authority (LPA) Planning officer: Sam Nye
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Land East of Woodfalls Manor Loxwood Road Rudgwick West Sussex
SUBJECT:	DC/26/0737 - Permission in Principle for the erection of a minimum of 6 and maximum of 9 dwellings.
DATE OF SITE VISIT:	N/A area known to officer
RECOMMENDATION:	No Objection

Thank you for consulting the Local Highway Authority in respect of the above Permission in Principle application for the erection of between 6 and 9 dwellings on land east of Woodfalls Manor, Loxwood Road, Rudgwick.

The Local Highway Authority has reviewed the submitted information and considered the proposal in the context of the National Planning Policy Framework (NPPF), with regard to highway safety and the likely impacts of the development on the operation of the local highway network.
As this application seeks Permission in Principle, the level of detail available for assessment is necessarily limited and detailed matters relating to access are not before the Authority at this stage.

The proposed quantum of development is relatively modest in highway impact terms and is not anticipated to generate a volume of traffic that would result in a severe residual cumulative impact on the local highway network. Based on the information available, the Highway Authority has identified no evidence to suggest that residential development of this scale would be unacceptable in principle on highway grounds, subject to detailed design.

The Highway Authority notes that the site fronts Loxwood Road, which is a rural local road subject to the characteristics typically associated with the surrounding highway network, including varying carriageway widths, limited pedestrian infrastructure, and the occasional presence of agricultural vehicles. Whilst these factors will require detailed consideration at the subsequent Technical Details Consent stage, they do not, in themselves, represent a reason to withhold Permission in Principle.

It is expected that any future Technical Details Consent application will demonstrate that:

- Safe and suitable access can be achieved in accordance with current highway design standards.
- Appropriate visibility splays can be provided and maintained - ATC Speed data surveys will be required to demonstrate the 85th percentile speeds/ appropriate visibility splays – Given the location of the site on a bend forward visibility splays will also be required in both directions for any access design.
- Adequate vehicle parking and turning facilities are provided in accordance with the adopted parking standards.
- Refuse collection, delivery and emergency vehicles can safely access and manoeuvre within the site.
- An assessment of the sustainability of the site is required in terms of travel for new residents.

Subject to the above, the Local Highway Authority raises no objection to the grant of Permission in Principle. The Highway Authority reserves the right to make further comments and recommendations upon receipt of detailed proposals at the Technical Details Consent stage.

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