

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	WSCC – Highways Authority
DATE:	19 April 2026
LOCATION:	The Hyde Rusper Road Crawley RH11 0LN
SUBJECT:	DC/26/0207 Outline Application for redevelopment of the site to provide up to 7 dwellings, infrastructure, ancillary parking and landscaping with all matters reserved except access.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on this outline planning application DC/26/0207 with all matters reserved except access, for the erection of up to 7 dwellings (Class C3) with ancillary parking and landscaping. The site is located on Rusper Road, a 'C' classified road subject to a speed restriction of 30 mph in this location. The application is supported by a Design and Access Statement (DAS) and associated plans.

Access and Visibility

The applicant proposes to utilise the existing vehicular access point on Rusper Road. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Rusper Road. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Parking and Internal Layout

Layout is a reserved matter, but an indicative site plan has been submitted as part of this application. A parking area with provision for two cars is proposed, which is in accordance with WSCC Parking Standards for a dwelling of this size and location. A turning head is also shown, which will allow for on-site turning to be achievable.

At Reserved Matters Stage, the LHA would expect secure cycle parking provision to be demonstrated. For a dwelling of this size, storage space for at least one bicycle should be provided in accordance with WSCC Parking Standards.

Servicing

Although a reserved matter, the applicant has demonstrated safe and suitable access for a fire appliance using vehicle tracking in order to meet building regulations. Additionally, Manual for Streets states that waste collection vehicles should be able to access within 25m of the bin storage point and that residents should not have to carry bins more than 30m where at all practical, although this is an amenity issue.

Sustainability

The site is situated outside of Ifield, which offers limited services and amenities. Ifield Train Station is within walking distance of the site offers wider area transport connectivity. Nearby bus stops on Hyde Drive provide regular services to Ifield shopping parade, Crawley, Tilgate, K2 Leisure Centre etc.

Conclusion

The Local Highway Authority (LHA) do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 114-117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

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West Sussex County Council – Planning Services