

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Whitehouse
FROM:	WSSC – Highways Authority
DATE:	6 th July 2026
LOCATION:	Land Off Old Crawley Road Faygate West Sussex
SUBJECT:	DC/26/0671 Outline Application for a development of up to 120 dwellings (including 45% affordable) with all matters reserved except for access.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

Background and Site History

WSSC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access. The proposals are for an Outline planning application for the development of up to 120 residential units on land south of New House Farm, Old Crawley Road, Faygate. The application is an update of an application from 2020 for 473 dwellings which was dismissed at Planning Appeal in 2021 following a public enquiry.

The LHA ultimately raised no objections to the proposals from the LHA's perspective. Following this the applicant engaged in pre-application advice in 2023 with the LHA to establish the principles of a lower number of dwellings onto the development site. The application is supported by way of a Transport Assessment (TA) which considers the latest changes to the proposals.

Access Strategy

It's noted that the site access junction remains as per the previous scheme (i.e. as traffic signals) supported by the original Stage 1 Road Safety Audit (RSA). The design is a modification of the previously approved design prepared for the 2020 submission. The modifications include the deletion of the dedicated left and right turn exit lanes from the development.

Latest Comments

In accordance with the adopted LHA 'Road Safety Audit Policy', a new Stage 1 RSA has been undertaken in accordance with the GG119 governance document by an independent Audit. 8 points have been raised within the Audit; all have been agreed by the Designer. The LHA has reviewed the RSA and would offer the following comments (for ease of reading the LHA's comments are on the RSA problem with the full RSA and points within the latest supporting information dated 22nd June 2026 on the HDC portal):

Problem 1- Designer's point noted and justified within the Design Organisation response.
Problem 2- A deliverable solution needs to be provided at the planning stage therefore we would request the Design Team provides more information on how tie in points can be provided.

Problem 3- The LHA are satisfied that this can be addressed at Detailed Design.

Problem 4- Principle ok and accepted

Problem 5- The LHA are satisfied that this can be addressed at Detailed Design.
Problem 6- Principle accepted The LHA are satisfied that this can be addressed at Detailed Design.
Problem 7- The LHA are satisfied that this can be addressed at Detailed Design.
Problem 8- Principle accepted

In summary all points bar problem 2 have been addressed or can be addressed at the Stage 2 RSA/Detailed Design stage of the application. Once Point 2 has been re-considered the LHA will require a formal Microsoft Word editable document to formally sign these points off.

Traffic Signal (TS) Comments

The TS engineer has requested the Design Team consider the following points:

- In principle given the reduced number of units being proposed, the TS team have no objection to removal of the dedicated right and left turning lanes. They have requested a new LinSig model should be produced, proving this change does not cause significant impact to the operation, when compared to the previous proposal.
- The Design Team are requested to confirm where a maintenance engineer is able to safely park when visiting this location

Conclusion

The points as raised above should be considered by the Design Team and further response sent to these points.

Jamie Brown
West Sussex County Council – Planning Services