

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSSC – Highways Authority
DATE:	22 nd September 2026
LOCATION:	Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR
SUBJECT:	DC/26/1204 All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	No Objection

WSSC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access.

Proposals

The proposal follows the outline consent, and this application seeks approval on the Reserved Matters proposals. 82 units are proposed for Campsfied, Southwater including 53 private and 29 affordable. The proposals are supported by way of a Transport Statement (TS). The LHA undertook pre-application advice with the Design Team in May 2026 and these have formed the basis of the TS dated July 2026. It is the applicant's intention to offer the main spine road for adoption under a Section 38 Agreement.

The Local Highway Authority (LHA) has reviewed the TS and would offer the following comments on the proposals:

- Walking and cycling connection central path within the site to existing dev north of it (plus link on the existing site to be provided). Consideration has been given to priority for pedestrians and cyclists across the access road which have been incorporated into a speed control, with raised table shown.
- Following on from the above the design of the spine road now includes raised tables to encourage slower speeds.
- Connection into the southern PRoW-pedestrian and cycle provision has been reviewed for Campsfield, which includes potential connections to both Mulberry Fields to the north and the PRoW to the south.
- Driveways widths have been increased as per pre-app advice
- Design speed of 20 mph with appropriate visibility splays of 2.4 by 25 metres achievable within the internal layout.
- Forward visibility would be accepted at 15 mph design speeds with the addition of traffic calming.
- The access road is shown at 5.5 metres which is accepted.

- The parking for Plots for 54-55 to 61-62 are significantly improved over the previous Outline site plan with more landscaping included and less parking dominance.
- Fire and refuse collection has been demonstrated in the TA. The LHA has already assessed the swept path diagrams set out in the original Transport Assessment for DC/25/0102. These have been updated with the latest layout and are accepted.
- The TS acknowledges that parking will be in accordance with LHA parameters with 166 spaces provided overall. Spaces will be 2.5 by 5 metres in design which is acceptable for the development proposed.
- Cycle parking has been demonstrated as in line with LHA parameters and provided in secure and covered areas within the site.

Conclusion

Having assessed the TS the LHA would accept the principles of the Reserved Matters layout and the points raised within the pre-application comments have been addressed and taken on board.

Jamie Brown

West Sussex County Council – Planning Services