

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Whitehouse
FROM:	WSCC – Highways Authority
DATE:	14 th September 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. More information received on 2nd September 2026.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Background and Site History

WSCC 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) and Technical Note (TN) dated 28th August 2026 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.

In accordance with the adopted LHA 'Road Safety Audit Policy', a new Stage 1 RSA has been undertaken in 2026 and is in accordance with the GG119 governance document by an independent Audit.

Stage 1 Road Safety Audit (RSA)

As outlined in our July 2026 response Problem 2 of the Stage 1 RSA was the only remaining point awaiting to be addressed as part of the RSA process. The Design team have updated the General Arrangement site access drawing (SK21905-07- REV D), to add further detail on the following items:

1. The signal maintenance bay - shown on the minor junction arm, on the southern side of the carriageway
2. Additional detail on the proposed ped/cycle routes linking the development, Earles Meadows and Old Crawley Road

On point 2 the Design Team have upgraded the two routes, to provide more detail on these routes, and tie in points within the site, on Old Crawley Road and Earles Meadows. It has been explored if there was an opportunity to segregate pedestrians and cyclists on these routes, but there isn't the width to do so. Because of their location these are unlikely to be highly trafficked routes, so shared routes are considered appropriate in this location. The LHA has reviewed and is satisfied with the modifications. We do still require a Word Editable response to formally sign the RSA off however.

Traffic Signals Comments

The LHA's Traffic Signal Engineer requested that a new LinSig Model be produced, to confirm that the change to the exit lanes from the development does not cause significant impact to the junction operation, when compared to the previous signalised junction proposal.

This revised LinSig Model (contained within Appendix D of the TN) has been prepared and submitted separately to the LHA's Traffic Signal Engineer for review. Following a detailed assessment of the junction model, and responses to detailed questions raised by the LHA, an agreement has been reached between the LHA and the Design Team on all technical points, noting that the detailed point on an end of stage green arrow for right turning traffic into the development will be considered at detailed design stage-the Design Team have indicated they accept this point.

Other Comments

Network capacity has been addressed within our response from 15th June 2026. As the proposals are Outline only at this stage matters relating to internal access and parking would be reviewed in more detail at the Reserved Matters stage of any further application.

Conclusion

Subject to the points raised regarding the RSA, the LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following conditions:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing numbered SK21905-07- REV D.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highway Agreements Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Jamie Brown

West Sussex County Council – Planning Services