

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: Stephanie Bryant
FROM:	WSCC – Highways Authority
DATE:	26 February 2025
LOCATION:	Land To The South of Furners Lane Henfield
SUBJECT:	DC/24/1538 Erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access More information received. Further information received from Stephanie Bryant's email on 21st February 2025.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 29 x dwellings and associated works. In comments dated 12/02/25 the LHA requested further information to which the applicant has provided additional information.

Some form of improvements to local footway network in to village should be provided in the form of dropped kerb/tactile paved crossings at crossing points on pedestrian desire line.

Drawing 12027_101 rev P1 details proposed footway improvements. These will comprise new dropped kerb tactile paved crossing of Furners Mead opposite PROW 2548-1 (and resurfacing improvement to PROW) and new dropped kerb tactile paved crossing and short section of footway of Furners Mead to connect in to Coopers Way car park. These improvements are considered appropriate and relevant in scale to the proposed development and can be secured as part of the s278 for access works.

- **Ask auditor whether designers response suitably addresses 4.1.2 of RSA.**

The auditor has confirmed that the addition of visitor parking on site access road and additional tracking addresses their previous point and the concern is addressed. The signed Designers Response to the RSA has been sent to Local Planning Authority for completeness.

- **Make clear which visitor bays are disabled parking abys via hatching/lining.**

The site plan has been updated with hatching to accessible bays to indicate which these are. These are located along the access road and include a footway bordering west side of these which will allow extra access space.

CONCLUSION

The Local Highway Authority does not consider that the 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 (paragraph 115), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following condition(s) and informative note(s) would be advised:

S106 – advise the access works and footway improvements are secured through s106 agreement. Travel Plan Statement should also be secured through s106 or Unilateral Undertaking and monitoring fee of £1635.

If the LPA prefer to secure the access works and footway improvements via condition, wording is included below.

Access

No part of the development shall be first occupied until such time as the vehicular access and footway improvements serving the development has been constructed in accordance with the details shown on

the drawings titled PROPOSED ACCESS FROM FURNERS LANE GENERAL ARRANGEMENT and PROPOSED FOOTWAY IMPROVEMENTS.

Reason: In the interests of road safety.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 28 metres west and 2.4 metres by 25 metres east have been provided at the proposed site vehicular access onto Furners Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:

- i. Details of site management contact details and responsibilities;
- ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - a. location of site compound,
 - b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - c. site offices (including location, height, size and appearance),
 - d. location of site access points for construction vehicles,
 - e. location of on-site parking,
 - f. locations and details for the provision of wheel washing facilities and dust suppression facilities
- iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
- iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

The construction shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

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 Implementation 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.

Katie Kurek

West Sussex County Council – Planning Services