

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:Robert Hermatige
FROM:	WSSC – Highways Authority
DATE:	15 September 2025
LOCATION:	Newbrook Business Park Pound Lane Upper Beeding West Sussex BN44 3JD
SUBJECT:	DC/25/0831 Construction of replacement dwellinghouse.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

WSSC as the County Highway Authority (CHA) has considered the above proposal to create a new access for a new residential dwelling on Pound Lane, Upper Beeding. Can the applicant provide More information on the access dimensions.

Access

The access to the new residential dwelling will be formed onto Pound Lane a 'T' classified road maintained as part of the public rights of way network. The lane is single carriage way at approximately 3.8m in width and rural in nature with no footways. There are also no posted speed limits.

Newpound Business Park and Beeding Manor are located just north of the proposed access and Pound Lane also provides a connection into PROW UPB-2767 & UPB-2776. Therefore, it is very likely that pedestrians and cyclists will also be present on the road using the route to gain access to the PROW network.

Pound Lane has no footways and as such the road is in use by a number of different users including walkers, cyclists, local residents, and employees of the business park. WSSC would expect to see details of the proposed access dimensions for the expected road speeds which could be designed to Manual for streets standards,

PROW (comments taken from PROW officer)

Prow has asked for more information.

There are two (2) PROW potentially affected by this development.

Footpath 2767 runs north/south and lies on the access road to Newbrook Business Park. This is a hard-top road with no footway but has been established for many years and is unlikely to be affected by the addition of a single dwelling.

Footpath 2768 runs east/west and appears to lie along the southern boundary of the proposed development and therefore immediately next to the proposed vehicle entry point.

At this stage there is insufficient material to assess the impact on this PROW and I would ask the Applicant to subject a document(s) acknowledging the presence of the PROW and addressing the following:

- 1) The nature of the intended physical boundary between the development and the PROW.
- 2) Any steps to mitigate the potential risk of conflict between users of the PROW and users of vehicles entering or leaving the site.

Summary

Therefore, WSCC would advise the applicant to consider the nature of the road when providing the access into the site. Manual for Streets guidance would be a good starting point and given the straight alignment of the road, and the traffic using the road to gain access to the business park we would need to have visibility splays provided in accordance with the use of the road.

Alison Meeus
West Sussex County Council – Planning Services