

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: Stephanie Bryant
FROM:	WSCC – Highways Authority
DATE:	12 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.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 29 x dwellings on land south Furners Lane. In comments dated 30 October 2024, the LHA requested further information on a number of matters, to which the applicant has responded.

• LHA raise concern on Backsetttown farm being accessed through the site. Why is this required if access to farm already exists east on Furners Lane? There could be conflict between large agricultural vehicles and resident vehicles.

Applicant has clarified that Backsetttown house and farmstead will be accessed from new access road – the properties to be accessed are residential, with no farm vehicles using the new access road.

• As per previous pre-app comments some suitably surfaced area could be provided for pedestrians at the junction of Furners Lane and the site access, to avoid potential conflict at this point (segregated footway).

The applicant has suggested that as there are no footways on Furners Lane, they are not proposing to encourage pedestrians to use this route. The internal connections, including connection to PROW and Furners Mead are considered appropriate and follow likely pedestrian desire line.

• Specifics of PROW improvements (WSCC PROW team to comment).

It is understood that WSCC PROW have commented on the package of improvements and provided full comment. The improvements to FP 2548_1 where this links between the site and Furners Mead will be secured via the s278. The works to FP 2548 where this currently provides vehicle access, and is proposed to be retained solely as a footpath and these works can also be tied in to the s278 agreement for wider access works.

• What wider pedestrian infrastructure improvements are proposed along the desire line to the village centre (dropped kerb/tactile paved crossings).

The applicant has suggested that the improvements to the PROW network and presence of some existing dropped kerbs on pedestrian desire line in to village, is suitable for *most* to access. However, the LHA still consider that some additional improvements could be made to promote safe and suitable access for *all* as per para. 115 of National Planning Policy Framework. For example; dropped kerb/tactile crossing of Furners Mead opposite FP2548_1 (or further south of Furners Mead to link toward Coopers Way car park route), improved crossing of Furners Mead to link to PROW FP2549. Please explore what improvements can be made in terms of dropped kerb/tactile paved crossings along pedestrian desire line, in light of additional pedestrian movements that will occur and need to promote safe and suitable access for all, including mobility/sight-impaired.

- **LHA do not agree with DR on 4.1.2 of RSA – please address issue/ provide solutions for review.**

The masterplan has been revised to include 2 x visitor spaces along site access road to provide parking for displaced vehicles on Furners Lane opposite proposed site access. Considering double yellow lines on Furners Lane are considered out of context and unlikely to be enforceable, the LHA consider this a suitable alternative solution. The Designers Response has been updated. LHA request that the designers response be run past the auditor for their updated comment on whether they agree this addresses the issue, or consider the issue could be removed.

- **Some visitor car parking spaces could be marked up with additional access aisle hatching for disabled parking bays.**

Not clear from the masterplan which visitor bays are for this purpose – we would advise the additional hatching/lining be provided to make this clear for visitors/residents of site.

- **Swept path tracking within site for all anticipated vehicle manoeuvres.**

Provided. Refuse collection and emergency vehicle access demonstrated and turn on site to exit in forward gear. Tracking for private car accessing and manoeuvring parking spaces also shown.

- **Additional pedestrian connections to the PROW from within site to improve interconnectivity.**

The applicant does not consider this appropriate due to landscaping/ecology impacts. On balance the LHA could not insist on additional internal links to the PROW and does consider that the link provided from the site to PROW 2548_1 does promote pedestrian movement to and from site.

- **Update TPS to include travel voucher.**

The applicant has committed to including £150 travel voucher within residents welcome pack. The framework TPS has yet to be updated, but this update can be secured through the mechanism of s106 agreement, which is also required to secure the monitoring fee of £1635.

Conclusion

Please ask the applicant for 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.
- Ask auditor whether designers response suitably addresses 4.1.2 of RSA.
- Make clear which visitor bays are disabled parking bays via hatching/lining.

Katie Kurek

West Sussex County Council – Planning Services