

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:Jason Hawkes
FROM:	WSCC - Highways Authority
DATE:	16 October 2023
LOCATION:	Kilnwood Vale Development Phase 3EDEF G Crawley Road Faygate West Sussex
SUBJECT:	DC/23/1787 Reserved Matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3DEFG of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

WSCC Highways have previously issued comments on DC/23/0856. In highway terms at least, the details forming part of DC/23/0856 are very similar to those forming part of the current application. For the purposes of the current application, comments are made in respects of,

Coloured Site Layout Kilnwood Vale (Phase 3D, E, F, and G), drawing number 21173/C201

The only matter is the choice of surfacing material for the shared surface areas. As previously advised, it is good practice to use a contrasting material between areas where the carriageway and footway are segregated by a kerb and those areas where all users share the same area (i.e. a shared surface). The surfacing drawing however shows the same bituminous material being used on all areas. Again, it is advised that the surfacing for the shared surface areas is changed to blockwork or something that differs to other conventionally constructed areas.

WSCC Highways would not wish to object to the current planning application on the basis of the used in the shared surface areas. However the applicant should still note that WSCC may require alternative materials to be used should the site be offered for adoption as public highway. Changes may consequently be required through the highway adoption process.

As an observation, whilst outside of the red edging and therefore the extent of the current application, there appears to be a potential drafting error with the verge/footway to the east of plot 15. The drawing appears to show the footway stopping outside of plot 15 whereas it should continue eastwards to link with the footway on the frontage of Building 1. The vehicular access to the car park

serving Building 1 also looks narrow. These are both relatively minor issue that can be picked up through the detailed design.

Ian Gledhill
West Sussex County Council – Planning Services