

Horsted Keynes Neighbourhood Plan

West Sussex County Council (WSCC) Highways Department

Notes 27/10/16

Attendees:

- Richard Speller (MSDC)
- Chris Bowden (TNP)
- Emer Costello (TNP)

Sites at Jeffreys Farm

There are 6 dwellings at HKNP013 which are proposed to be allocated for residential development in the HKNP on 0.7 hectares, as set out in Policy HK19. Access to HKNP013 would be along the farm track off Sugar Lane. Taking the advice of WSCC Highways, it was only deemed suitable for a relatively limited number of vehicular movements. However, there are four additional parcels surrounding this site HKNP014, HKNP015, HKNP016 and HKNP017 that were also put forward and assessed individually. Taking this approach, only HKNP013 is assessed as being a sustainable housing site. On 28th October 2016, the site promoters submitted a single proposal, using all the parcels of land (HKNP013-017), for a residential allocation of 42 dwellings. The proposal for 42 dwellings was supported by evidence including a Highways and Transport study, an Ecology, Landscape Visual Impact study, and a Flood Risk & Surface Drainage Study. It also offered green open space and the opportunity for a sports pavilion on Jeffreys Farm Field which has a covenant restricting any other form of development. It is relevant to note that the site promoters stated they had just submitted a planning application for a detailed development in line with these proposals.

Visibility is an issue regarding the increase in development density at these sites. You would lose the hedgerows. A single point of access could work if the visibility issue could be resolved. No grounds for objection on the drainage. There is a perception people drive quite fast and the road is quite narrow. However, the volumes of traffic would not have a significant impact here. There is not a lot you can do to improve the width of Sugar Lane.

The other access points such as Road Keefer Lane. Improving visibility here would take up more land.

The visibility south is very restricted. Connectivity for pedestrians is not good. There are very little footpaths. Safe walking routes into the village is a wider issue that needs improvement. There would need to be a plan to organise pedestrian movements. This could fall into part of a S106 agreement. The cumulative effect of these sites could do with a proper review of the pedestrian network in the village to fix the areas where there are missing footpaths. If there is growth, there needs to be a review of the pedestrian movement through the village.

Land West of Church Lane

The Land West of Church Lane is not recommended in the HKNP. The site is very difficult access. There is a general difficulty to get down Church Lane. Key options put forward by the site promoters are access to the site: off Station Road; off Church Lane; or to create an access point through adjoining gardens.

The site promoters also proposed larger scheme option of up to 60 dwellings by creating additional access points on the southern boundary of the site via Cheeleys. However, the land for this access point has not been secured.

As such, these options are undeliverable.

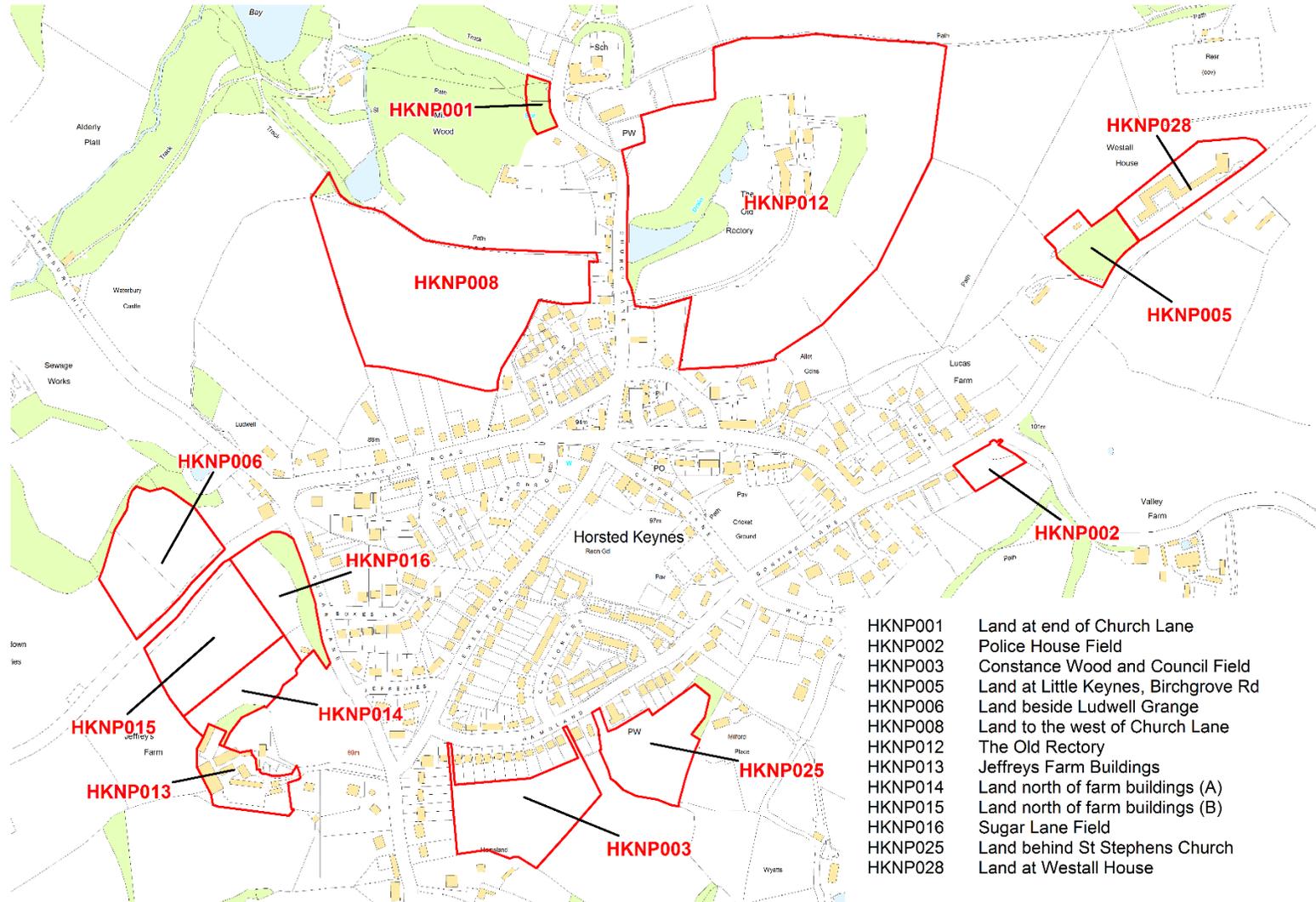
Access to Police House Field site

Comments were received on the access points at Danehill Road to the Police House field site during the Regulation 14 Pre-Submission Consultation. No principle objections to from Highways.

Birch Grove Road

This site, did not come through the Regulation 14 process but was presented separately to the Parish Council as a proposal. The site is situated to the north-east of HKNP002 on the other side of the road. It has a proposed capacity to accommodate approximately 26 dwellings. No Highways objections. Natural extension of the development along that road.

Appendix A Map of sites



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- HKNP001 Land at end of Church Lane
- HKNP002 Police House Field
- HKNP003 Constance Wood and Council Field
- HKNP005 Land at Little Keynes, Birchgrove Rd
- HKNP006 Land beside Ludwell Grange
- HKNP008 Land to the west of Church Lane
- HKNP012 The Old Rectory
- HKNP013 Jeffreys Farm Buildings
- HKNP014 Land north of farm buildings (A)
- HKNP015 Land north of farm buildings (B)
- HKNP016 Sugar Lane Field
- HKNP025 Land behind St Stephens Church
- HKNP028 Land at Westall House

