



Allison Keech <keechplanning@gmail.com>

Fwd: Smugglers Lane

1 message

Allison Keech <keechplanning@gmail.com>
To: Allison Keech <keechplanning@gmail.com>

28 November 2018 at 18:47

----- Forwarded message -----

From: **Victoria Turnbull** <victoria.turnbull@henryadams.co.uk>

Date: Wed, 28 Nov 2018 at 14:21

Subject: RE: Smugglers Lane

To: Norman.Kwan <Norman.Kwan@horsham.gov.uk>, Allison Keech <keechplanning@gmail.com>, Sean
(teatum@btinternet.com) <teatum@btinternet.com>Cc: Matthew.Porter <Matthew.Porter@horsham.gov.uk>

Hello Norman

Thank you for your email

I have spoken with WSCC as Highway Authority and it is considered that the level of information sought is not required at this stage, nor is it available at this time. The detailed layout and siting of an access would be a matter for a planning application to address. The County Highway Authority are satisfied that the principle of an access into the site from Smugglers Lane can be achieved. In order to progress the Neighbourhood Plan, we have provided a note from the highway authority confirming the principle of safe access in to the site. The highway authority would of course be consulted as part of the formal consultation process for Neighbourhood Plan, to confirm suitability of highway impact / evidence. The exact point of access would be established later on as just one element of a detailed investigation and due diligence as part of the full planning application process

Kind regards

Vicki

From: Norman.Kwan [mailto:Norman.Kwan@horsham.gov.uk]
Sent: 28 November 2018 13:29
To: Victoria Turnbull; Allison Keech; Sean (teatum@btinternet.com)
Cc: Matthew.Porter
Subject: RE: Smugglers Lane

Hello Victoria,

I was wondering if Mr Gledhill's advice could be more specific as it does not provide an indication of a point of access. Smuggler's Lane is predominantly rural in character and the setting of the listed building will have be considered.

Therefore, in my opinion the widening and upgrading the lane will inevitably change the character of the lane and potentially to the detriment of the setting of the listed building. Can you provide HDC of further details of the

proposed point of entry into the site? I would like to provide you with informal advice (without prejudice) from our Heritage and Conservation officer on this matter.

I look forward to hearing from you.

Regards,

Norman Kwan

Senior Neighbourhood Planning Officer

Telephone: 01403 215053

Email: Norman.Kwan@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Glen Chipp

From: Victoria Turnbull <victoria.turnbull@henryadams.co.uk>

Sent: 28 November 2018 12:08

To: Allison Keech <keechplanning@gmail.com>; Norman.Kwan <Norman.Kwan@horsham.gov.uk>

Subject: FW: Smugglers Lane

Hello

Please see highways response regarding Smugglers Lane access

Kind regards

From: Ian Gledhill [mailto:ian.gledhill@westsussex.gov.uk]

Sent: 28 November 2018 12:06

To: Victoria Turnbull

Cc: Sally Adams

Subject: RE: Smugglers Lane

Hello Vicki, to confirm, from a highways and transport perspective, the WSCC owned land at Smugglers Lane has the potential for development with access in principle achievable from Smugglers Lane, which is not a private drive in third party ownership. It may be possible to upgrade and widen the existing lane using land within the control of WSCC to provide an acceptable means of access to a number of dwellings. This would require the completion of an agreement under Section 38 of the Highways Act 1980 and be subject to the completion of the current investigation over the legal status of Smugglers Lane.

I trust this assists.

Kind regards

Ian Gledhill

Ian Gledhill BSc MIHE MCIHT | Principal Planner – County Highways - Planning Services - Economy, Planning, and Place Directorate, [West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Internal: 25717 | External: 0330 222 5717

E-mail: ian.gledhill@westsussex.gov.uk



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