

## **Site Allocations DPD**

**MSDC-08**

**Response to AP7 Matter 3.3**

SA31 – Firlands, Scaynes Hill: footpath  
provision

21 June 2021

## **MSDC-08: Footpath provision in relation to SA31 – Firlands Scaynes Hill.**

### **Introduction**

This note has been prepared in response to queries raised in the Matter 3 hearing session on 4<sup>th</sup> June 2021, at the request of the Inspector [AP7 of ID-05]. The Inspector has asked the District Council, or County Council, for a note into the appropriateness and feasibility of securing a footpath on the west side of Church Road, Scaynes Hill; in particular, could a footpath be constructed which did not take Commons land? Colleagues at West Sussex County Council (WSCC) have assisted the District Council in preparing the response.

### **West Sussex County Council position**

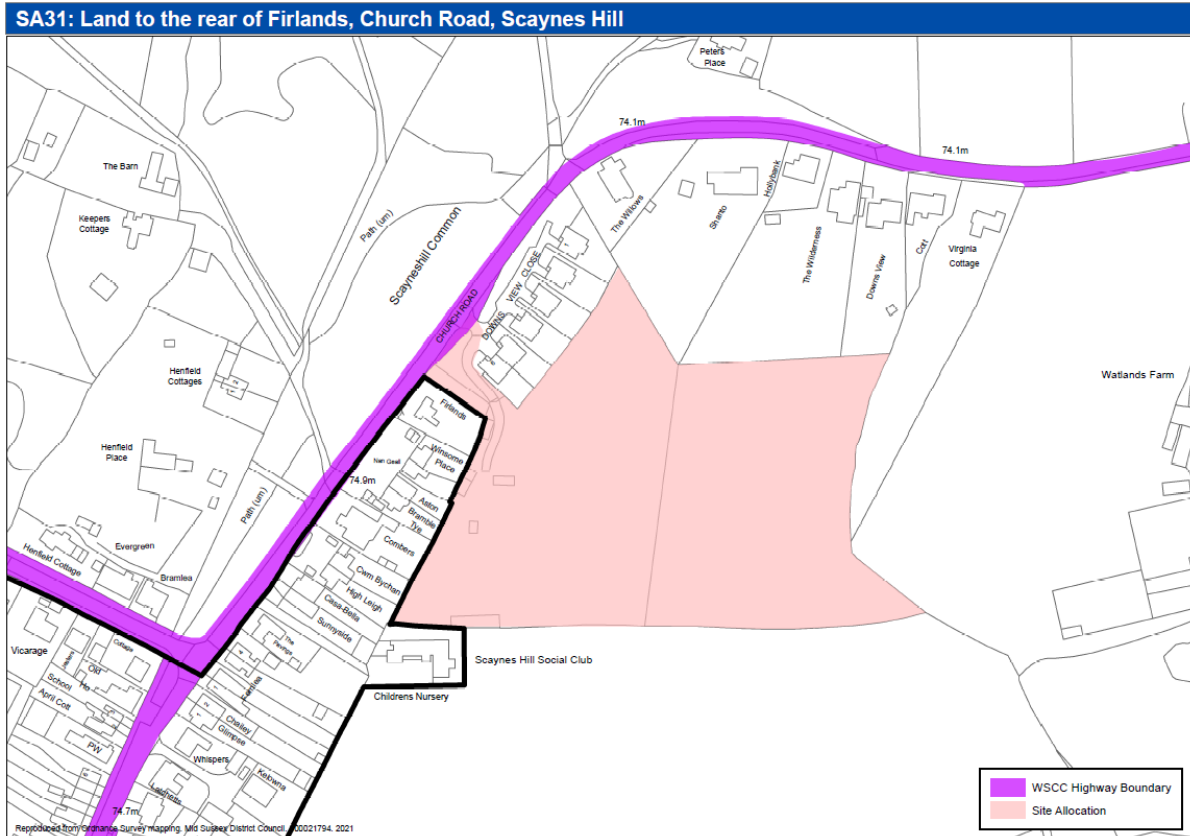
WSCC submitted representations at both the Regulation 18 and Regulation 19 stages of consultation. At Regulation 18 WSCC included general comments in relation to developments having regard to the West Sussex Walking and Cycling Strategy 2016-2026 and opportunities to link / enhance the walking and cycling network should be investigated.

On SA31 specifically, WSCC raised points on provision of Real Time Information displays, improvements to bus stop facilities on Lewes Road and contributions towards cycling improvements to the South Road section of the Haywards Heath Circular cycle route. The provision of a footway linking SA31 to the existing footway to the south was not raised by WSCC. At Regulation 19, no comments are raised with regards to footway provision at SA31.

In response to the Inspector's request at AP7, WSCC have confirmed that:

- There is no land in highway ownership, beyond the highway boundary, in this area of Scaynes Hill;
- Contributions to or requirement for a footpath would be proportionate to the scale of development. However, confirmation of whether there is a requirement for a development of 20 units to provide a footpath or contributions to one cannot be given at this stage; and
- Site specific measures to enable the site to be acceptable in planning terms could be considered through a Transport Assessment at the planning application stage.

Figure 1: Map of land in highway ownership (shown in purple) within highway boundary



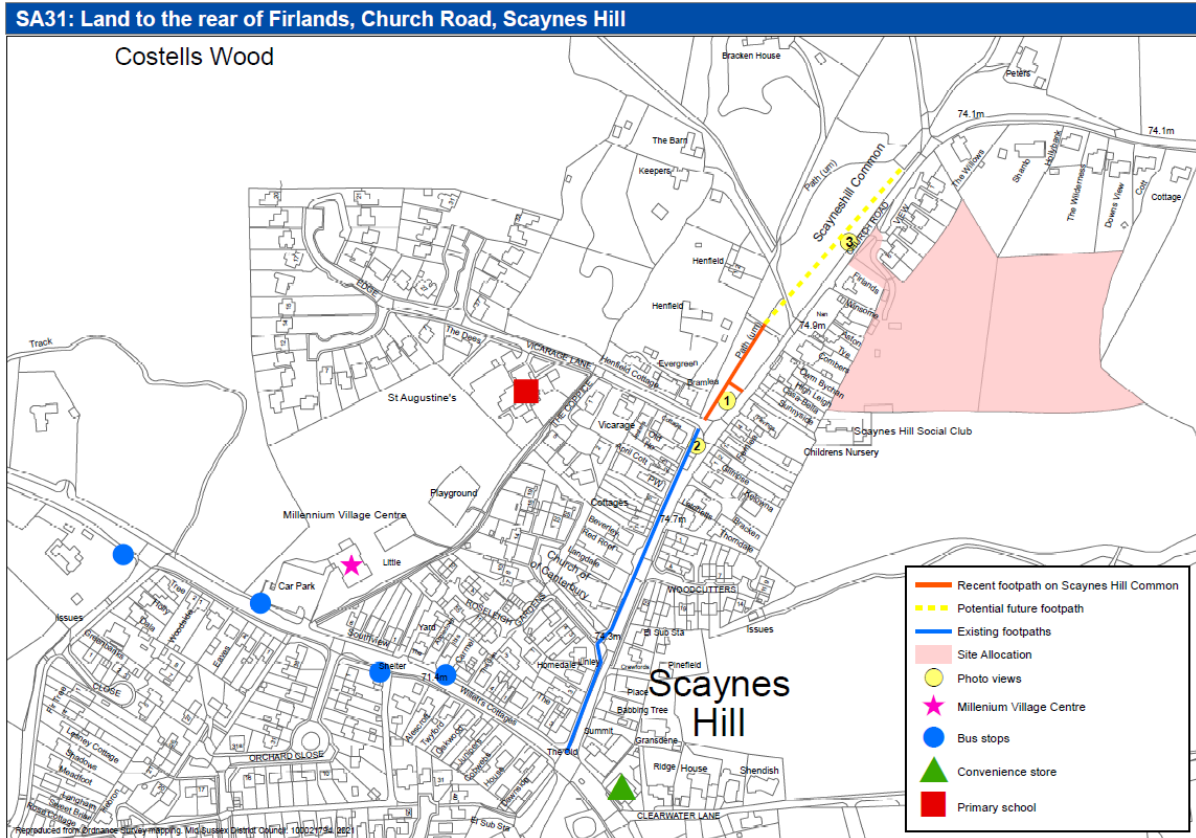
## Mid Sussex District Council position

Scaynes Hill is a Category 3 settlement, as set out in DP6. Its services and facilities include: St Augustine’s Primary School, Vicarage Lane; a convenience store, as part of the service station on Lewes Road; bus stops at Lewes Road; and the Scaynes Hill Millennium Village Centre just off Lewes Road. All are within 800m walking distance of the proposed site allocation, measured from the centre of the site. Figure 2 below shows the facilities in the context of SA31.

The proposed allocation site is linked to the village’s facilities by Church Road. From the Lewes Road/ Church Road junction to Vicarage Lane, there is an existing footway on the west side of the carriageway (shown as a solid blue line in Figure 2). Heading north east from Vicarage Lane, across Scaynes Hill Common, a recent footway has been laid (solid red line in Figure 2). This stretch of footway is approximately 103m. Photos 1 and 2 below show the existing and recent footways looking south and north along Church Road, respectively.

At the point at which the recent footway breaks, a trodden path (dotted yellow line in Figure 2) continues north easterly, following the desire line, to the small car park located at the start of the bend in Church Road. Photo 3, taken from about in line with the access point of SA31 looking south, shows the trodden path.

Figure 2: Map of facilities and footways in the context of SA31



If a footway were to be required as part of the development, an option may be to continue the laid footway across Scaynes Hill Common. This could include a spur to Church Road allowing a continuous footway for pedestrians from SA31. It is approximately 95m to extend the existing footway to a point in line with the proposed access point of SA31.

If it were desired, the footway could then be continued on the Common to the small car park on Church Road (a further approximately 50m). S106 monies could be used to deliver this, as was done for the red-lined section of footway (Figure 2) which Lindfield Rural Parish Council secured money from the Local Community Infrastructure (LCI) funding pot (2019).

An alternative to laying a new, formal footway on the Common could be to provide a footway along the west side of the carriageway; however, as WSCC have confirmed, this land is not within highway ownership. Furthermore, it is likely that this option would still require Common land to deliver a footway.

In summary:

- 1) WSCC has provided high level comments as part of the Local Plan Review and not provided a detailed highway assessment of sites. Site specific measures to enable the site to be acceptable in planning terms would be considered through a Transport Assessment at the planning application stage.
- 2) There is a footway for the majority of the journey between the facilities available in Scaynes Hill and SA31; and
- 3) There is an informal footway which has potential to be improved to serve the site.





*Photo 1: Southern edge of Scaynes Hill Common looking south to existing footpath*



*Photo 2: Southern boundary of Scaynes Hill Common looking north-east*



*Photo 3: Trodden footpath on Scaynes Hill Common looking south*