

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	6 March 2025
LOCATION:	New Barn Nursery, Broadford Bridge Road, West Chiltington, RH20 2LF
SUBJECT:	DC/25/0033 Erection of 1no detached self-build rural workers dwelling, creation of new vehicular access and closing up of existing access.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the erection of 1no detached self-build rural workers dwelling, creation of new vehicular access and closing up of existing access. The site is located on Broadford Bridge Road, a C-classified road subject to a speed restriction of 60 mph in this location.

Visibility splays

A new vehicular access point is proposed on Broadford Bridge Road. The applicant has demonstrated visibility splays of 120m for the proposed access point, however the setback of the splays is unclear on the plans supplied.

As Broadford Bridge Road is subject to a speed restriction of 60 mph in this location, the Design Manual for Roads and Bridges (DMRB) CD109 is the standard in this location. This sets out a minimum stopping sight distance (SSD) of 215m in each direction at 2.4m from the back edge of the carriageway.

The demonstrated splays do not meet this requirement and therefore, the applicant is requested to demonstrate visibility splays of 215m x 2.4m. The visibility splays must intersect land only within control of the applicant or within the publicly maintained highway and must be drawn to the nearside edge of the carriageway in both directions. If splays of 215m are unachievable, the applicant can support a reduction in splays with a seven-day speed survey.

Vehicle Crossover

The proposed access works will be subject to a licence obtained from the local WSCC Highway Area Office and would be constructed to a specification agreed with the local WSCC Highway Area Engineer. It should be noted that the Area Office only permit licences for vehicle crossovers up to a maximum width of 6.4m.

Local mapping indicates that a telegraph pole is situated close to the proposed access. The position of this should be demonstrated on a plan, in relation to the proposed access. The applicant should be made aware that if the proposed access is within 1.5 metres of the telegraph pole, then a relocation of the pole would be required, at the applicant's expense.

Please request the following from the applicant:

- Visibility splays of 2.4m x 215m drawn to the nearside edge of the carriageway in both directions, for the proposed vehicular access point on Broadford Bridge Road.
- If these splays are unachievable, a seven-day speed survey can be undertaken to support a reduced splay.
- A plan showing distance of proposed access point from the telegraph pole.

Liz Corcoran

West Sussex County Council – Planning Services