WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	02/04/2024
LOCATION:	Westons Farmhouse Annexe, Westons Hill, Itchingfield, RH13 0BD
SUBJECT:	DC/24/0378 Variation of Condition 1 and 3 of previously approved application DC/24/0023 (Variation of condition 1 and 3 of previously approved application reference DC/23/1094 (Construction of agricultural track) relating to minor material changes to layout and addition of a French Drain) Relating to access design and materials.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

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

This application seeks the variation of Condition 1 and 3 of previously approved application DC/24/0023, to allow changes to the approved plans. WSCC in its role as Local Highway Authority (LHA) provided comment on the two preceding applications DC/24/0023 and DC/23/1094, raising no objections.

From inspection of the plans, the existing access point is to be widened to facilitate access for larger vehicles and secure visibility. These works will be subject to formal consent from WSCC to undertake the proposed works within the maintained highway (see below informative note). Access and egress have been demonstrated via swept path tracking to the satisfaction of the LHA.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Works within the Highway – Implementation Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services