WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC - Highways Authority
DATE:	05 February 2024
LOCATION:	Field To The South of Need's Farm House, RH13 8ED
SUBJECT:	DC/23/2099 Creation of vehicular access onto Mill Lane / B2135 and erection of farm gate. More information received.
DATE OF SITE VISIT:	05 February 2024
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The Local Highways Authority has been re consulted on this application for a vehicular access onto B2135 and erection of a farm gate. Previously it was requested that the applicant provide details pertaining to the achievable visibility from the proposed site access, either showing that visibility is in line with DMRB standards or that the proposal is an improvement in terms of visibility over the current access arrangement.

Access and Visibility
The applicant has supplied plans outlining both the achievable visibility at the existing access point and visibility at the proposed access point. The applicant has also provided plans showing the gate set back 6m into the site to facilitate a vehicle waiting for the gate to be operated while off of the highway which allows the free flow of traffic to continue along the publicly maintained highway.

The visibility splay plans demonstrate that currently 2.4 x 31m is achievable to the south and 2.4m x 19 can be achieved to the north. The proposed access facilitates 2.4 x 88m to the south and 2.4 x 83m to the north. These splays do not meet DMRB standards for a road of this nature, however weight is given to the fact that this access is an improvement over the current access in terms of achievable visibility. The hedging within ownership of the applicant, should be maintained to retain the achievable visibility in perpetuity, in the interest of highway safety.

The applicant should be advised that the off site highway works will be subject to a license obtained by the Local Area Office, no works should be carried out within the publicly maintained highway prior to obtaining this license. Informative included below.

It is proposed that the gated access will be set back a minimum of 6m into the site, to facilitate maintenance vehicles waiting to access/egress the site and waiting clear of the highway.

Site Visit
A site visit was undertaken on the morning of Feb 5th 2024 to ascertain the speeds along B2135 and to observe the existing and proposed access points. Vehicles were observed as driving within the posted speed limit for the duration of the visit. The visibility from the existing access point was observed as being restricted, affected by the gradient and road geometry at this point. The proposed point of access provides a wider splay of visibility. Good forward visibility is achievable when progressing along B2135 from the south and north carriageway, this enables an oncoming vehicle to anticipate a manoeuvring vehicle to and from the proposed access point.

Capacity
It is not considered that the additional movements generated by this proposal would result in a severe material intensification of the road at this point. Movements from the site would be anticipated to be dependant on the seasonal maintenance and harvesting of the hay and not a regular or intensive use.

Conclusion
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

If the Local Planning Authority (LPA) is minded to approve this application the following conditions are advised.

Visibility (details approved)
The access shall not be used until visibility splays of 2.4 metres by 83 metres to the north and 2.4 metres by 88 metres have been provided at the proposed site vehicular access onto Jolesfield in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Jodie Wilkes
West Sussex County Council – Planning Services