WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	Highways, WSCC
DATE:	12/11/2024
LOCATION:	Mannings Heath Golf Club, Hammerpond Road, Mannings Heath, RH13 6PG
SUBJECT:	DC/24/1564 Creation of an access track (Retrospective).
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 retrospective creation of an access track. The site is located on Hammerpond Road, a C-classified road subject to national speed limit in this location.

WSCC previously provided comments pertaining to highway matters for this site for application DC/22/1027, of which more information was requested regarding visibility, types of vehicles using the access and reasons for implementing a new access point. This application was ultimately refused by the Local Planning Authority (LPA) citing highway safety as a reason.

For the current submission, the red line boundary has been amended, with the existing vehicular access point serving Mill Farm being utilised to join up with the proposed access track. The access track will then cross the golf course towards Public Bridleway no. 2822. I note that WSCC Public Rights of Way Team have already been consulted regarding impacts upon the Public Right of Way.

The proposed access track, including existing access point on Hammerpond Road, will be used by staff members of the estate for "maintenance and harvesting purposes". It is from my understanding that the proposals will formalise an existing access arrangement, so that it can operate in all weather conditions. Considering this, the proposals would not be anticipated to give rise to a material intensification of use of the existing access point, and no capacity concerns would be raised.

I have reviewed five year collision data supplied to WSCC by Sussex Police, which revealed no recorded injury accidents within the vicinity of the site that were attributed to the use of the existing access point. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

With this in mind, 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.

Kyran Schneider
West Sussex County Council – Planning Services