WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	16/12/2024
LOCATION:	Huddlestone Farm, Horsham Road, Steyning, BN44 3AD
SUBJECT:	DC/24/1534 Creation of an access track.
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.

WSCC in its role as Local Highway Authority (LHA) has been reconsulted by the Local Planning Authority (LPA) following the applicant's submission of additional documents. The LHA previously provided comment on this application, dated 06/11/2024, requesting visibility splay diagrams be submitted.

The applicant has now submitted a visibility splay diagram, demonstrating visibility splays of 2.4m x 215m to the north and 2.4m x 91m to the south for the access point on Horsham Road. The access as proposed was subject to a Stage 1 Road Safety Audit for the preceding application DC/22/0100, and its use for construction traffic was assessed and approved previously by the LHA. Given the access proposals are similar to the previously approved access arrangement, no concerns would be raised for the creation of an access track for the current application.

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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition and informatives should be applied:

Condition
Access (Access to be provided prior to first occupation)
No development shall commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "Proposed Site Access Arrangement" and numbered "SK01, Rev. A"

Informative
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