WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Halima Chowdhury
FROM:	Highways, WSCC
DATE:	07/04/2025
LOCATION:	Land To The South of Horsham Road, Five Oaks
SUBJECT:	DC/25/0336 Creation of a new Farm access to serve land to the east of Horsham Road, Five Oaks
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 creation of a new farm access. The site is located on Horsham Road, an A-classified road subject to a speed restriction of 40 mph in this location. The application proposals are supported by a transport Technical Note (TN) prepared by Bright Plan.

A new 5m wide bellmouth with 3m radii is proposed on Horsham Road to serve the agricultural field. The access will be gated, and this is set back 12m from the carriageway, allowing agricultural vehicles to be fully removed from the carriageway whilst the gates are in operation. Access and egress have been demonstrated via swept path tracking for such vehicles to the satisfaction of the LHA.

The submitted TN includes a seven-day ATC survey to ascertain the 85th percentile speeds along Horsham Road in this location. The survey found 85th percentile speeds to be 49.1 mph Northbound and 47.6 mph Southbound. Using this data, visibility splays of 2.4m x 134.9m in the primary direction and 2.4m x 142.1m in the secondary direction have been demonstrated as per Design Manual for Roads and Bridges (DMRB) parameters to the satisfaction of the LHA.

The proposed access works will be subject to consent from WSCC to undertake the works within the maintained highway, and a suitably worded informative is included at the bottom of this document regarding how this can be obtained.

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 informative should be applied:

Condition
Access
No use of the proposed vehicular access shall take place until such time as the vehicular access serving the site has been constructed in accordance with the details shown on the drawing titled "Access Option 1" and numbered "2024-6758-002 Rev. A".

Reason: In the interests of road safety.

Informative
Works within the Highway
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 Highway Agreements 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