WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	30 May 2025
LOCATION:	Great Marl Barn Marches Road Horsham RH12 3SL
SUBJECT:	DC/25/0477 Creation of a new farm access as an alternative to the existing access to serve land to the north of Marches Road, Warnham.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on this full planning application DC/25/0477 to assess highway safety and capacity implications of the proposed development. The application is supported by a Technical Note (TN), Planning Statement and associated plans.

Access Arrangements

This application seeks the creation of a new farm access. The site is located on Marches Road, a 'C' classified road subject to national speed limit of 60 miles per hour in this location. The site is currently accessed by an existing gated access to the southwest corner. Visibility is obscured due to the positioning of the access near to the bend. The applicant proposes to close this access off and construct a new field access further to the east providing improved visibility. The proposed access would comprise a 5.0m wide direct access with 2.0m wide chamfers. A gate is provided, set back 25.0m from the carriageway edge, facilitating tractors / farm vehicles to wait clear of the carriageway. The surface for this distance of 25.0m is metalled to prevent materials from the farm being transferred onto the highway.

Access and egress of an estate car and a delivery van have been demonstrated via swept path tracking for such vehicles to the satisfaction of the LHA.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals three incidents of personal injury, all of them caused due to driver behaviour / reckless behaviour. There is no evidence to suggest there is any highway safety concern due to road geometry / layout.

Visibility Splays

The submitted TN includes a seven-day ATC survey to ascertain the 85th percentile speeds along Marches Road in this location. The survey found 85th percentile speeds to be 47.3 mph eastbound

and 48.8mph westbound. Using this data, visibility splays of 2.4m x 108.3m and 2.4m x 103.1m have been demonstrated as per Design Manual for Roads and Bridges (DMRB) parameters. Although visibility is slightly obstructed by the existing hedgerow and fence the positioning of the proposed access is positioned better than the existing access near to the bend.

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.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the LPA are minded approving the application, the following condition and informative should be applied:

Access and Visibility Splays

No use of the proposed vehicular access shall take place until such time as the vehicular access serving the site has been constructed and visibility splays are achievable in accordance with the details shown on the drawing titled "2025-6808-001 Rev C'

Reason: In the interests of road safety.

INFORMATIVES

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.

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West Sussex County Council – Planning Services