From: Mandy.Smith <Mandy.Smith@horsham.gov.uk>
Sent: 10 June 2025 16:49:01 UTC+01:00
To: "Mandy.Smith" <Mandy.Smith@horsham.gov.uk>
Subject: FW: Reference Jodie Wilkes's response to HDC Planning Application DC/25/0379 Application DC/25/

Sent: 10 June 2025 16:46

Subject: FW: Reference Jodie Wilkes's response to HDC Planning Application DC/25/0379 Application DC/25/

Sent: 01 May 2025 16:13

Subject: RE: Reference Jodie Wilkes's response to HDC Planning Application DC/25/0379 Application DC/25/

Good afternoon, Mr Jones,

Thank you for your email and for the clarification on the points raised within my Highways Response.

I note that your proposed access will adjoin the existing neighbouring access track and will not be a separate access point adjoining the highway. As outlined within my report, we have no severe highways safety concerns with the proposal to access your property in this location. We originally sought clarification on the access matters for completeness and to ensure that the proposal was accurately assessed prior to implementation.

I have also spoken with the Assistant Highway Manager for this area earlier this morning and explained your requirement, He has outlined that a crossover license will *not be required* in this instance, to adjoin the existing private track.

Apologies for any confusion regarding this matter. In general, the WSCC VCO process is separate to Planning.
Residents would ordinarily require both forms of permission as appropriate, planning Permission and Crossover License.
Planning permission authorises you to undertake work on your own property. A crossover license would need to be obtained if the access proposals were looking to be formalised and adjoin the highway- therefore would need to meet the requirements set out within the Area Office Guidance. As the Area Office guidance does not form part of planning policy or legislation, it cannot be considered by WSCC planners at the planning stage. This is why I had advised you to contact them first to address suitability and included an informative note in my report advising of those next steps with the licensing team.

I hope that this assists with your query, I have copied the planning officer dealing with your application into this correspondence to ensure that they are also aware of these matters and to ensure that your file is kept up to date.

Based on Mr Jones' confirmation that the access will adjoin the existing access track belonging to the neighbouring property, there will be no requirement for the access condition as previously advised -under "details required". This access arrangement has been demonstrated within the submitted plans, however, was questioned originally due to the presence of a visibility splay plan which did not appear to align with this layout.

The applicant will similarly not require the Highways Licensing Informative as advised above, as the Area Assistant Manager has confirmed that it will not be required on this occasion.

Thank you

Kind regards

Jodie Wilkes

Jodie Wilkes | Planning Technician | Information Management | Planning Services
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From: Phil
Sent: 29 April 2025 12:57

Subject: Reference Jodie Wilkes's response to HDC Planning Application DC/25/0379 Application DC/25/

****EXTERNAL****

Thank you for your response to my planning application DC/25/0379 to create access from a field onto to Northlands Lane.

Firstly, I'd like to clarify some points:

- The access will be for very occasional use by agricultural vehicles (e.g. small tractors + trailed equipment) and once every few days by a pick-up truck containing animal feed etc..

- Those vehicles will be able to go off the carriageway whilst the gate is opened. Northlands Lane also has very little traffic, as it is only used to access the four houses in East Wantley plus Northlands Barn opposite.

- All the works can be carried out from the existing cross-over, verge and our field, so at no stage will there be any requirement to block Northlands Lane.

- The current plan is to join-up the access to this field with the existing cross-over to Northlands Lane from the adjacent field (which we do not own and have increasing difficulty using, because it has been planted with trees). The location and site plan show this. I could modify the splay diagram if that would help, but it would make no material difference to the visibility splay. This minimises loss of the grass verge and means that there's no need to add to the length of the existing crossover where it meets the Lane.

This leads to a few questions.

Is it necessary to "obtain formal approval from the highway authority to carry out the site access works on the public highway", given that we will not need to do any work which will encroach on the public highway?

Given that my plans are to make use of the existing crossover point from the adjacent field is a cross-over licence really required?

If a licence is still required, does this have to wait until HDC have granted planning permission?

I would be grateful if someone could give me a ring to discuss the points above.

Kind regards,

Phil Jones

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