WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	21 March 2024
LOCATION:	Field To The South of Need's Farm House, RH13 8ED
SUBJECT:	DC/23/2099 Creation of vehicular access onto Mill Lane / B2135 and erection of farm gate. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

I note that an amended plan has been provided showing alterations to the red edge of the application site. This matter does not materially change the previous comments made by the LHA regarding this proposal.

Upon reviewing the application however and from discussion with internal colleagues, a gate set-back distance of 8-10m would be considered more appropriate for this development. This would be more suitable to accommodate the types of agricultural vehicles required and ensuring that the full length of such vehicles can be accommodated off of the highway whilst the gate is in use.

Such details would be requested and can be secured by condition to be provided and agreed by the LHA, advisable condition below.

Access (details required, access provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Visibility (details approved)
No part of the development shall be first occupied until visibility splays of 2.4 metres by 83 metres to the north and 2.4 metres by 88 metres to the south have been provided at the proposed site vehicular access onto Jolesfield in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Jodie Wilkes
West Sussex County Council – Planning Services