

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	Highways, WSCC
DATE:	21/07/2025
LOCATION:	Land Off Cuckfield Lane, Warninglid
SUBJECT:	DM/25/1198 Provision of new access for agricultural purposes
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
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 amended plans. The LHA previously provided comment on this application, dated 01/07/2025 and 04/06/2025, requesting visibility be demonstrated for the proposed access point.

I have measured the visibility splays on the most recently submitted visibility splay plan. Whilst labelled as such, it would appear that the eastern splay does not measure 215m. The western splay also appears much longer than 215m, which could be the reason for this error. The LHA would request that the visibility splays be redrawn so that they both measure 215m as per DMRB CD109 requirements.

I do also note Parish Council comments whereby the splays may pass through land not owned by the applicant. Can the applicant confirm that the demonstrated visibility splays only pass through land owned by the applicant and/or publicly maintained highway.

Please raise this with the applicant and reconsult.

Kyran Schneider
West Sussex County Council – Planning Services