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Sent: 25 April 2025 15:06:41 UTC+01:00
To: "Susan Dubberley" <Susan.Dubberley@midsussex.gov.uk>
Subject: DM/25/0735 Castle Inn, London Road, Hickstead

Hi Susan,

You may recall I had raised internal consultation with our Highway Area Office regarding the suitability of the proposed access arrangement. I have now heard back so can relay the comments on to you.

From a planning perspective, I would have requested visibility splays of 2.4m x 215m to be demonstrated, as Hickstead Lane is subject to a speed restriction of 60 mph. The demonstrated visibility the applicant has provided of 2.4m x 43m would be suitable for 30 mph speeds, and no supporting speed survey data has been submitted to suggest that actual speeds are lower.

However, our Area Office (who grant licences for works within the highway) have confirmed that they are unlikely to grant a licence for the proposals, due to their policy on not permitting second accesses. The site is already accessed from the A2300, so they would not permit the use of a second access from Hickstead Lane.

Therefore, whilst visibility may be able to demonstrated, even if planning permission were to be granted, the proposed access works are essentially unimplementable. As such, I would advise that the proposed access be omitted from the plans.

Kind regards

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