

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	Highways, WSCC
DATE:	01/07/2025
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 04/06/2025, requesting visibility be demonstrated for the proposed access point.

The applicant has submitted a visibility splay diagram, providing splays of 215m in both directions. However, having inspected the plan, it would appear that the eastern splay has not been drawn from a setback distance of 2.4m. The LHA would request that the visibility splays be redrawn from a setback of distance of 2.4m.

As Cuckfield Road is subject to national speed limit (60 mph) in this location, the Design Manual for Roads and Bridges (DMRB) CD109 is the standard in this location. This sets out a minimum stopping sight distance (SSD) of 215m in each direction at 2.4m from the back edge of the carriageway.

The splays must intersect land only within control of the applicant and/or within the publicly maintained highway and must be drawn to the nearside edge of the carriageway in both directions. In the event that splays of 215m are not achievable, the applicant can support a reduced splay length with a seven-day speed survey.

Please raise this with the applicant and reconsult.

Kyran Schneider
West Sussex County Council – Planning Services