

DM/25/2591 Proposed Creation of an Agricultural Access and Associated Works – Land at Bishopstone Lane, Ansty, West Sussex, RH17 5AR

Technical Justification Statement

November 2025

Introduction

1. This Technical Response has been prepared by Transport Dynamics to provide traffic and transport advice for an existing planning application (referenced as Mid Sussex DM/25/2591) to allow the creation of a simplistic and small scale new agricultural access at land off Bishopstone Lane, Ansty, West Sussex, RH17 5AR.
2. A new agricultural access is sought from Bishopstone Lane to allow direct access to an existing agricultural field. The simple proposal replaces an existing agricultural access which is deemed, and shown to be too narrow.

Response

3. This Technical Statement provides a response to comments received from West Sussex County Council Highways, as the County Highway Authority, which for ease of reference are provided at **Appendix A**.
4. Following the WSCC Highway comments received, a revised access arrangement has been developed. **Drawing PCD752/006** provided at **Appendix B** details the revised access arrangement which allows for a tractor of 4.7m and 2.55m width to enter and exit the existing agricultural field.
5. The revised access arrangement has a set back gateline of 6m and a width of 3.8m. The same achievable visibility splays, as previously accepted, of 55m in either direction are provided from a 2.4m setback.
6. Vehicle swept path analysis for the new proposed access has been provided via **Drawing PCD752/TR02** at **Appendix C**.
7. At the same time, it is confirmed that the existing agricultural access to the field, which is constrained, has no gateline set back and does not allow for ease of access, will be closed up and replacement hedgerow planted. Justification for this is provided via **Drawing PCD752/007** and **PCD752/TR03** at **Appendix D** which details that a tractor (length 4.7m, width 2.55m) cannot enter and exit with ease due to a constrained angle of approach.
8. The proposal will;
 - Allow the replacement creation of an agricultural access;

- Provide a suitable setback access allowing for a tractor to wait in an off-street position while the field gate is opened or closed thereby allowing for an improvement in highway safety over the current access which cannot provide such a facility;
- Remove the limited and unlikely potential for conflict between the existing field access and residential property access traffic for Old Spot Barn, Cumberland Barn and Saddleback Barn by closing up the existing agricultural field access;
- Prevent the drag of mud and debris from the existing agricultural field access, which possesses no hardstanding to the retained residential access and public highway;
- Allow for replacement planting of hedgerow;
- Allow the creation of hardstanding which will prevent mud and debris being dragged to the public highway; and
- Not result in any additional traffic because that same agricultural traffic, infrequent though it is, already makes use of the existing field access which is to be closed up.

Local Neighbour Representations

9. We have reviewed the three issued neighbour representations, and prior to this when contacted spent time and entered into dialogue to explain the simple proposal to one of the objectors, confirming the very small-scale nature of the planning application.
10. The application is for a simple agricultural field access of which there are millions of such accesses across the country.
11. As detailed this proposal seeks to improve the existing and established access arrangement of the agricultural field and results in betterment. With justification having been provided for why this is necessary.
12. It should be noted that as part of extensive background work, a speed survey was undertaken over seven days. During this time just 445 vehicles used Bishopstone Lane, being approximately 64 vehicles a day, or just three an hour.
13. Despite our best endeavours, the pious and vexatious representations received from the three occupants of a recently consented three unit residential new build development (Mid Sussex DM/18/1268), which themselves generate frequent and daily traffic on Bishopstone Lane, can only be described excessive and exaggerated. The proposal removes occasional and infrequent agricultural traffic from an existing and established access which is shared with the same three occupants. If anything, the proposal should be welcomed, for removing potential vehicular conflict, when those three occupants who generate regular and frequent traffic themselves, make use of the access.

Summary & Conclusion

14. This Technical Statement has detailed the revised access arrangement, explained the proposal in traffic and transport terms, and has confirmed that betterment will occur, that no additional traffic will be generated and provided wholesome justification. The queries raised by West Sussex County Council Highways have been answered.
15. In conclusion, and on the basis of the above, the proposal should not be refused on traffic and transport grounds. The cumulative residual transport impacts of the proposal will not be 'severe' on the local highway network and therefore under the guidance of the NPPF, planning permission should not be resisted or refused on traffic and transport grounds.

Appendix A

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Catherine Cardin
FROM:	WSCC – Highways Authority
DATE:	22 October 2025
LOCATION:	Amberley Farm Bishopstone Lane Haywards Heath RH17 5AR
SUBJECT:	DM/25/2591 Proposed creation of agricultural access.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

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

This application is for the proposed creation of agricultural access track. The site is located on Bishopstone Lane, an un-classified road subject to national speed limit.

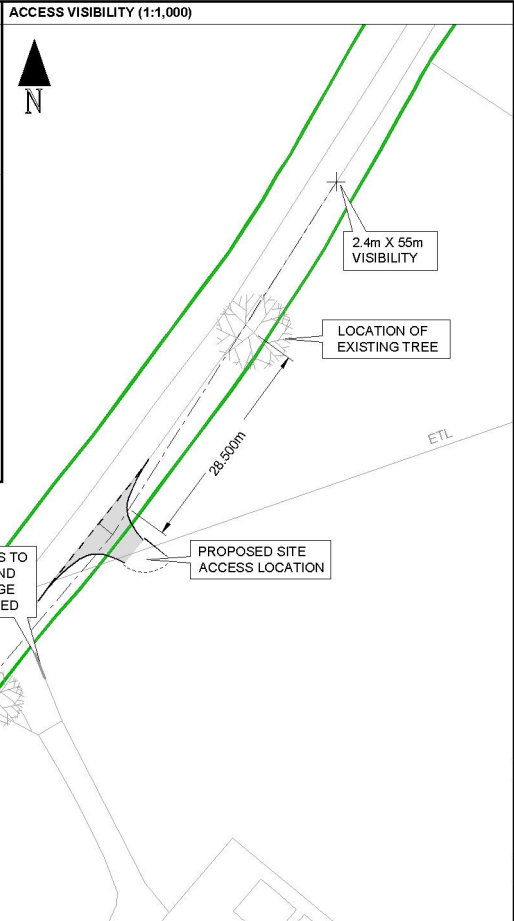
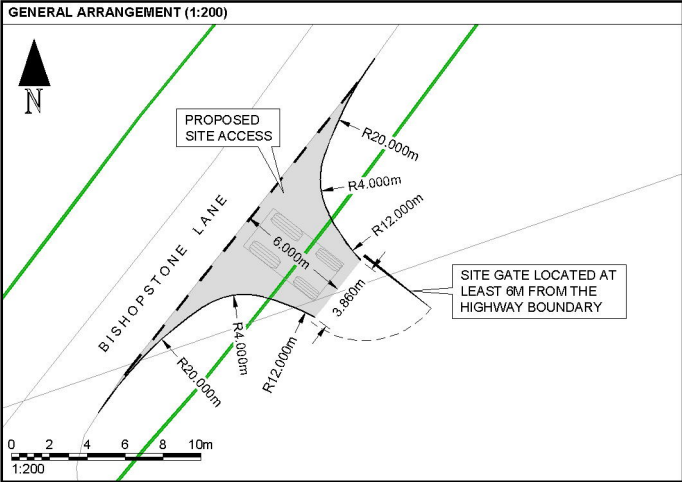
The application has been supported by a Transport Note (TN) by Transport Dynamics. The proposal is for a new agricultural vehicular access approximately 20m to the northeast of the existing site access. A seven-day speed survey was conducted at a point approximately 70m northeast of the proposed access and recorded 85th percentile speeds of 35.7mph southbound and 35.4mph northbound. These recorded 85th percentile road speeds equate to required visibility splays of 2.4m x 55m in each direction in accordance with Manual for Streets. These splays have been demonstrated on the proposed access plan.

The plan indicates that the proposed access will be 6m in width, in the form of a simple VCO, which would be subject to a licence from the WSCC Area Engineer. The applicant is requested to provide details of the proposed type of vehicles that will be utilising the proposed access, and if necessary, to provide swept path tracking to demonstrate that larger vehicles (e.g. tractors with trailers) could utilise the access without causing damage to land considered publicly maintained highway. In addition to this, the TN indicates that the proposed access will be gated, with the gate setback from the edge of the carriageway – details are requested in regards to the proposed gate setback. The LHA would expect a minimum setback of 5m from the back edge of the carriageway, and would recommend a greater setback depending on the types of vehicles proposed to utilise the access.

In conclusion, the LHA would not raise an objection to the principle of the proposed new agricultural access, but requests additional information as set out above in order to assess the proposed access width and gate setback. Please request this information and re-consult.

Nicola Elliott
West Sussex County Council – Planning Services

Appendix B



REV	DESCRIPTION	DRWN	CHKD	DATE
A	Location of existing tree added.	DW	TS	05.11.2025

- NOTES:**
1. Do not scale from this drawing.
 2. This drawing to be read & printed in colour.
 3. This drawing is for illustrative purposes only, and not for construction.

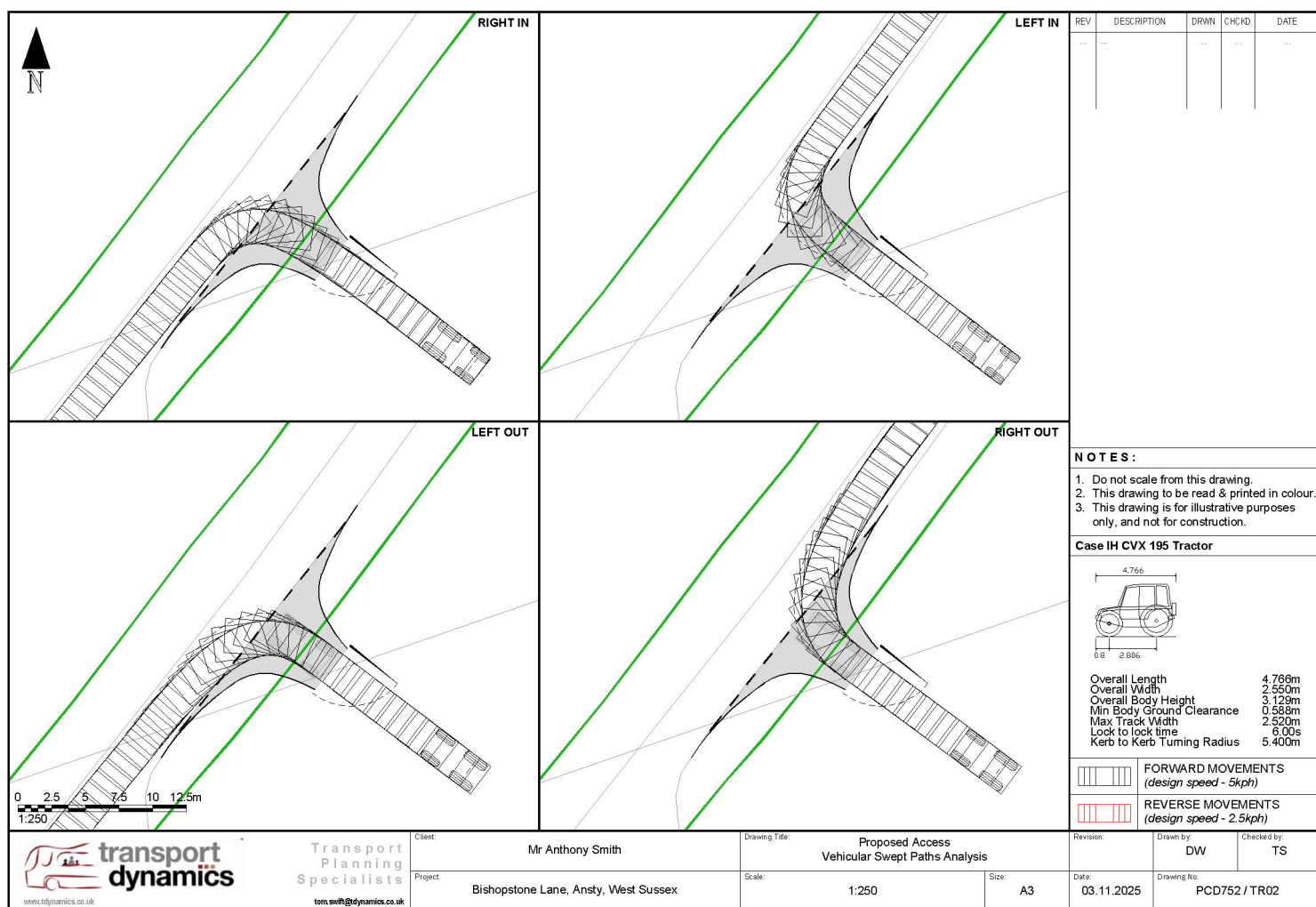
KEY:

	HIGHWAY BOUNDARY
--	------------------

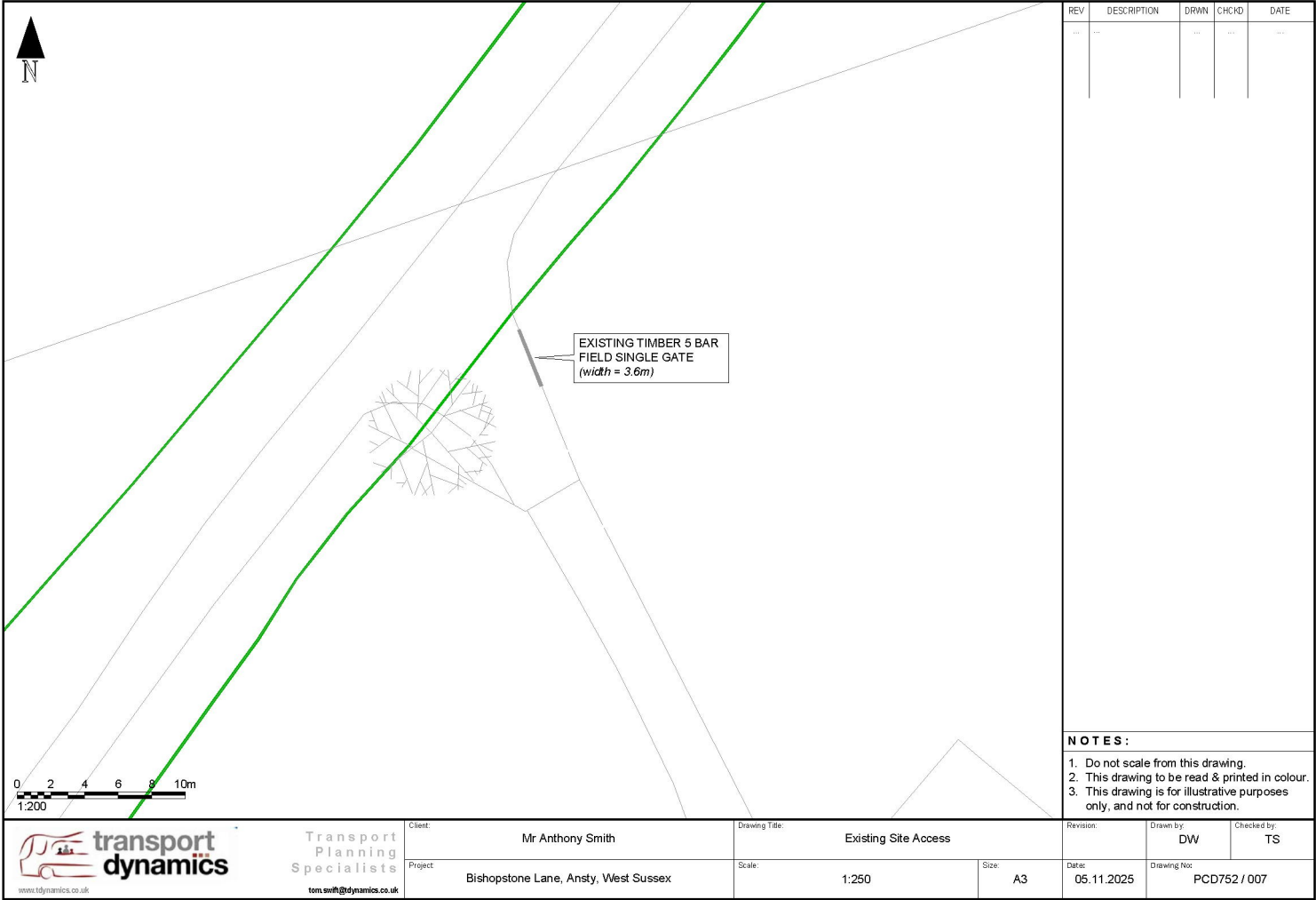
 www.tdynamics.co.uk	Transport Planning Specialists tom.smith@tdynamics.co.uk	Client:	Mr Anthony Smith	Drawing Title:	Proposed Agricultural Access	Revision:	A	Drawn by:	DW	Checked by:	TS
		Project:	Bishopstone Lane, Ansty, West Sussex	Scale:	1:200 / 1:500	Size:	A3	Date:	03.11.2025	Drawing No:	PCD752 / 006

THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN HEADCORN DEVELOPMENTS LTD (T/A TRANSPORT DYNAMICS (NATIONAL) LTD). IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT. ©Headcorn Developments Ltd. All rights reserved.

Appendix C



Appendix D



THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN HEADCORN DEVELOPMENTS LTD (T/A TRANSPORT DYNAMICS (NATIONAL) LTD). IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT. ©Headcorn Developments Ltd. All rights reserved.

