

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSSC – Highways Authority
DATE:	24 March 2025
LOCATION:	Land At Eastwood Farm Shaves Wood Lane Albourne West Sussex
SUBJECT:	DM/25/0090 Change of Use of land to equestrian, erection of equestrian facilities including indoor arena, stables, outdoor arena, horse walker, re-surfacing of existing track, creation of balancing / ecology pond, associated earthworks and provision of a soft landscaping scheme. Amended Arboricultural Impact Assessment and Appendix received on 28.02.2025.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (DM/25/0090) to assess highway safety and capacity implications of the proposed development. The application is supported by way of a Transport note (ref: SGR_EWF_091024_V3) and associated plans.

Site Context

The application site 'East Wood Farm' is a well-established farm comprising existing buildings occupied by the applicants. The development proposals are for creating an equestrian complex at land west of East Wood Farm, owned by the applicants.

Access Arrangements and Visibility

The East Wood Farm fronts onto and is accessed from Shaves Wood Lane, which is a 'C' classified local distributor road, subject to 60 miles per hour speed restriction. The existing crossover, gated entrance arrangements will be retained with minimal amendment sought to the alignment and length of the boundary wall to the south with the intention to improve visibility.

The traffic volume and speed survey from October 2024 recorded 85th percentile speeds of 38 mph southbound and 39 northbound. In accordance with these speeds, the required visibility splays of 106 metres to the north and 110 metres are demonstrated on drawing SWL/SR/6001.

An inspection of data supplied to WSCC by Sussex Police over a period of last five years reveals that there has been no incident of personal injury immediate of the site access, which indicates the access has been operating in a safe manner in its present form.

Parking and Internal Layout

The applicant proposes to provide 20 vehicle parking spaces with the hard surfaced yard area. The proposed parking area is away from the local highway and the access is wide enough to accommodate the proposed vehicles such as horse boxes. Therefore, the Highway Authority are convinced that the proposed vehicles could be accommodated within site with no highway safety risk associated with overspill parking onto public highway.

Trip Generation and Highway Impact

There are no specific sites listed within the TRICS database to estimate the vehicular trips associated with the proposed uses. Therefore, an estimate of the trips has been made based on discussions with the applicant. It is estimated that as an average the proposal would generate 13 vehicular movements per day. As a worst-case scenario, if all the activities take place on a single day, it is estimated that the proposal would generate 26 movements per day. The Highway Authority do not consider these trips would have a material impact on the operation of the local highway.

Conclusion

The Local Highway Authority (LHA) do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 114-117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the LPA are minded approving the application, we would advise securing following conditions:

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 106 metres to the north and 2.4 metres by 110 metres to the south have been provided at the site access onto Shaves Wood Lane, 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.

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West Sussex County Council – Planning Services