

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	Highways, WSCC
DATE:	04/06/2025
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.

This application seeks the provision of a new access for agricultural purposes. The is located on Cuckfield Lane, a B-classified road subject to national speed limit in this location. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments:

Visibility splays of 240m to the west and 88m to the east have been demonstrated for the proposed access point. 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 eastern splay falls below the required 215m. The LHA would request the visibility splays be provided in accordance with DMRB CD109 parameters. 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