

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	Highways, WSCC
DATE:	05/08/2025
LOCATION:	Land Off Cuckfield Lane, Warninglid
SUBJECT:	DM/25/1198 Provision of new access for agricultural purposes (amended plans received 22/07).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
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 an amended plan. The LHA most recently provided comment on this application, dated 21/07/2025, requesting more information regarding visibility.

The applicant has now provided a visibility splay diagram, demonstrating visibility splays of 2.4m x 215m in both directions. The applicant has also confirmed that the splays are solely within land of the owner and publicly maintained highway boundary. As such, the demonstrated visibility would be in accordance with DMRB CD109. I advise the LPA to secure visibility splays via condition, to ensure the visibility splays are maintained in perpetuity.

The proposed access works will be subject to a licence obtained from WSCC and constructed to a specification agreed with a WSCC Highway Area Engineer.

In summary, the LHA does 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 (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Access (Access to be provided prior to first occupation)

No use of the proposed access shall take place until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "Block Plan" and numbered "BP01 – Rev A".

Reason: In the interests of road safety.

Visibility (details approved)

No use of the proposed access shall take place until such time that visibility splays of 2.4 metres by 215 metres have been provided at the proposed site vehicular access onto Cuckfield 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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services