

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