

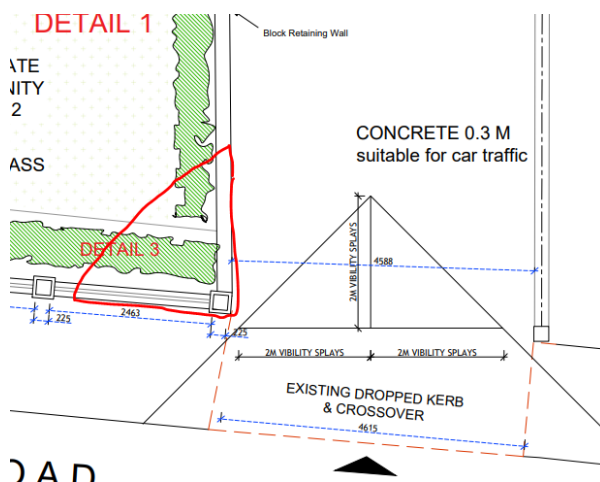
WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Joanne Fisher
FROM:	WSCC – Highways Authority
DATE:	12 February 2025
LOCATION:	Oakhurst Maypole Road East Grinstead
SUBJECT:	DM/24/1844 Discharge of Planning Condition No's : 11 and 12 relating to Planning Application DM/23/0091
RECOMMENDATION:	Modification

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on discharge of conditions on approval DM/23/0091 (variation of condition on approval DM/23/0302 – in itself a variation of condition on original application DM/20/0015 for 10 x residential units). It is worth noting the LHA were not consulted on previous variation of condition applications to which this discharge of condition applies, but was consulted on original application DM/20/0015.

CONDITION 12

Relates to pedestrian visibility splays of 2m x 2m either side of vehicle access to Maypole Road. The vehicle crossover is as existing. The landscaping plans show a 2m x 2m envelope from the centre of the vehicle access. Pedestrian visibility splays are ordinarily demonstrated from the edge of vehicle access outward to show that a driver could see pedestrians on adjacent footway. It should therefore be the wall and planting marked 'detail 3' that should be 2m x 2m envelope where no feature is over 0.6m height as per below. It is acknowledged that due to site boundary wall on east side of access this cannot be provided on east side.



Please ask applicant to amend plan to show 2m x 2m in triangle as above and show no feature will be greater than 0.6m.

Katie Kurek
West Sussex County Council – Planning Services