

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Mid Sussex District Council<br>FAO: Catherine Cardin                                       |
| <b>FROM:</b>               | WSCC – Highways Authority                                                                  |
| <b>DATE:</b>               | 20 November 2025                                                                           |
| <b>LOCATION:</b>           | Amberley Farm Bishopstone Lane Haywards Heath RH17 5AR                                     |
| <b>SUBJECT:</b>            | DM/25/2591<br>Proposed creation of agricultural access (revised plans received 07.11.2025) |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                        |
| <b>RECOMMENDATION:</b>     | Advice                                                                                     |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

The LHA has been re-consulted on this application following request for additional information with regards to the largest type of vehicle anticipated to utilise the access, demonstration of suitable access via swept path tracking and confirmation of gate positioning.

Transport Dynamics have submitted a Technical Justification Statement to address the information requested by the LHA. The Statement indicates that the access arrangement has been altered to provide a wider bell-mouth arrangement with a 4m kerbed radii. Swept path tracking has been provided, demonstrating a tractor utilising the access. The LHA are satisfied that a tractor could access the site under the revised arrangement without causing any damage to the public highway. This revised access arrangement would be subject to a S278 agreement with WSCC – an informative is provided below.

The proposed gate will be situated at least 6m back from the carriageway edge which is considered to provide sufficient depth for a tractor to wait clear of the carriageway whilst the gate is operated.

### Conclusion

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 condition and informative should be applied:

### Access

The use of the access shall not commence until such time as is has been constructed in accordance with the details shown on the drawing titled Proposed Agricultural Access and numbered PCD752/006.

Reason: In the interests of road safety.

### Informative

*Works within the Highway – Highway Agreements Team*

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is

requested to contact The Highways Agreements Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

**Nicola Elliott**  
**West Sussex County Council – Planning Services**