

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	17/03/2025
LOCATION:	The Hermitage, Tower Hill, Horsham, RH13 0JS
SUBJECT:	DC/25/0115 Construction of dwelling and detached garage/store building. Creation of new vehicle access from Parthings Lane.
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.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been reconsulted by the Local Planning Authority (LPA) following the applicant's submission of amended plans. The LHA previously commented on this application, dated 04/03/2025, requesting more information. Following a review of the submitted plans and documents, the LHA raises no highway safety concerns for this application.

Access and Visibility

A new vehicular access point is proposed on Parthings Lane to serve the site. Vehicular visibility splays of 2.4m x 43m have been demonstrated in accordance with Manual for Streets (MfS) parameters for a 30 mph speed restriction. The proposed access works will be subject to a licence obtained from the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

Parking and Turning

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there appears to be space within the proposed driveway for this demand to be accommodated, with space for turning. A cycle store is also proposed, allowing for the secure storage of bicycles.

I will echo my previous comments regarding the proposed garage - I note that the proposed garage falls short of the minimum internal specifications for a double-bay garage of 6m x 6m as outlined in MfS. To ensure modern sized cars can be accommodated inside, the applicant may wish to enlarge the garage to meet MfS specifications. However, I would not insist upon this, given the proposed driveway appears of suitable size to serve the parking demands of the development.

Sustainability

The site is located within walking/cycle distance of local services, amenities and public transport links within Horsham Town Centre. Cycling is a viable option in the area and represents a viable alternative to the private car.

Conclusion

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 condition and informative should be applied:

Condition

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Parthings 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:

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Kyran Schneider
West Sussex County Council – Planning Services