

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Shazia Penne
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	18/12/2025
<b>LOCATION:</b>	The Lodge, Wineham Place, Wineham Lane, Wineham, BN5 9AZ
<b>SUBJECT:</b>	DC/25/1860 Erection of a replacement (self-build) dwelling and conversion of existing Lodge into a garage and workshop.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

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

### Summary and Context

This application seeks the erection of a replacement self-build dwelling and conversion of existing lodge into a garage and workshop. The site is located off Kent Street, an unclassified road subject to national speed limit.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/25/0117 (*Replacement dwelling together with a new garage and conversion of the existing Lodge into additional garage and workshop*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

### Content

The site is served by an existing vehicle access point on Kent Street. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point. The existing access on Kent Street would benefit from being formalised by means of a vehicle crossover – these works can be implemented under licence obtained from WSCC.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to the use of existing access points within the vicinity of the site. Therefore, there is no evidence to suggest they have been operating unsafely, or that the proposals would exacerbate an existing safety concern.

From inspection of the plans, there appears to be suitable space within the site for suitable car parking and turning arrangements. Cycle parking is shown on the plans as being accommodated within the converted garage building.

### 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 informative should be applied:

*Vehicle Crossover – Minor Highway Works (Access formalisation)*

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**