WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	Highways, WSCC
DATE:	13/02/2025
LOCATION:	Marlpost Meadows, Bonfire Hill, Southwater, RH13 9BU
SUBJECT:	DC/25/0110 Construction of chalet style dwelling with integral garage. Alteration to existing vehicle access and construction of a secondary entrance/access.
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.

This application seeks the construction of a chalet style dwelling with integral garage and alterations to existing vehicular access. The site is located on Bonfire Hill, a C-classified road subject to national speed limit in this location.

For context, the site benefits from planning permission allowed on appeal for the erection of a chalet style bungalow at this site for application DC/22/0495. The following permitted application, DC/23/2210, sought amendments to the existing vehicular access, similar to what is proposed for the current submission. WSCC in its role as Local Highway Authority (LHA) was a consultee for both applications, raising no highway safety concerns.

For the current submission, the existing access is to be widened to facilitate two shared access points. The LHA acknowledges the benefits of the proposed widening in terms of improved visibility and manoeuvrability, when compared with the existing access arrangement. The proposed access widening works will be subject to a licence obtained through the local WSCC Highway Area Office, and constructed to a specification agreed with the local WSCC Highway Area Engineer.

From inspection of the plans, a new driveway is proposed to serve the dwelling, and this appears of suitable size to accommodate an appropriate amount of off-street car parking provision and turning space. I do note that a single-bay integral garage is proposed, and the applicant is advised to enlarge this garage internally to 3m x 6m, to meet Manual for Streets (MfS) specifications and ensure modern sized cars can be accommodated inside. However, I would not insist upon this, given the driveway has ample space to serve the proposed dwelling's parking needs.

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
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