WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	25/09/2024
LOCATION:	Hatches House, East Street, West Chiltington, RH20 2JY
SUBJECT:	DC/24/1329 Creation of vehicular access to East Street.
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 creation of a new vehicular access. The site is located on East Street, a C-classified road subject to a speed restriction of 20 mph in this location.

The proposals are a resubmission of previously approved application DC/19/1041, of which WSCC as Local Highway Authority (LHA) were consulted for, raising no highway safety concerns.

For the current submission, the proposals are near identical to that of previously approved DC/19/1041. Visibility appears suitable in both directions and on-site turning appears achievable within the proposed parking area.

The proposed access 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. As advised for application DC/19/1041, if existing access is available, it should be noted that a licence at this location is unlikely to be granted – Area Office policy stipulates that a licence would not be granted for a second, new, crossover to any property, due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. It may be the case that the existing access point would need to be closed to implement the proposed access. Dialogue can be had between the applicant and the WSCC Highway Area Office to discuss whether a licence would be granted.

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 115), and that there are no transport grounds to resist the proposal.

However, as mentioned above, it may be the case that the proposals are contrary to Area Office policy and therefore, unlikely to be permitted a licence to implement the proposed access works.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Condition
Access
The use of the proposed parking area shall not take place such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "New vehicle acess Location & Site Plan" and numbered "0300 P01".
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