WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	Highways, WSCC
DATE:	14/05/2025
LOCATION:	1 Badgers Wood, West Chiltington, RH20 2RJ
SUBJECT:	DC/25/0385 Demolition of existing garage, erection of new garage and creation of new drive access.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
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 demolition of an existing garage, erection of a replacement garage and creation of a new drive access. The proposed access will be located on Roundabout Lane, an unclassified road subject to a speed restriction of 30 mph.

Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments:

Vehicle Crossover Licence
The proposed access works will be subject to a licence obtained through the local WSCC Highway Area Office, and would be constructed to a specification agreed with a WSCC Highway Area Engineer.

Current WSCC Area Office policy dictates that second access points for a single property are not permitted in urban areas. I have liaised with a colleague at the Highway Area Office, and they have confirmed that a licence for the proposed works would be refused, because of this reason. As such, the LHA advises that the existing vehicle access should be closed off from vehicular use, and demonstrated as such on the plans.

Visibility
I acknowledge that visibility has been demonstrated for the proposed access point on Roundabout Lane. However, to be accepted by the LHA, visibility splays should be drawn to the nearside edge of the carriageway in both directions in accordance with Manual for Streets (MfS) specifications.

The applicant is requested to demonstrate visibility for the proposed access point, taken from 2.4m back (*y distance)* from the proposed access point, and splays of 43m (*x distance)* drawn in both directions to the nearside edge of the carriageway. Visibility splays must only be drawn within land in control of the applicant and/or publicly maintained highway. Splays that pass through third-party land will not be considered suitable.

Conclusion
Please raise this with the applicant and reconsult. Upon receiving this information, the LHA will assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services