WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	09/07/2025
LOCATION:	The Crickets, Sandhills Road, Barns Green, RH13 0PU
SUBJECT:	DC/25/0885 Demolition of section of existing dwelling and existing garage. Erection of a two storey side and rear extension and a single storey side extension. Alteration to existing front elevation.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice / Modification
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 section of existing dwelling and garage, and erection of a two-storey side and rear extension and single-storey side extension, with alterations to front elevation. The site is located on Sandhills Road, a C-classified road subject to a speed restriction of 30 mph.

A second vehicle access point is proposed on Sandhills Road fronting the site. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed access point. The applicant should be made aware that any new vehicular access onto publicly maintained highway is subject to a licence obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the licence being obtained.

The LHA would advise that this area is subject to a policy that a licence would not be granted for the proposed access works, as second accesses are currently not permitted in urban areas, and a site frontage of at least 4.8m would need to be demonstrated. Therefore, the access proposals are contrary to the WSCC Vehicular Cross Over: Application Criteria guidance. The applicant is encouraged to ensure that their access proposals align with the above guidance, which can be found at the following link:
https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

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.

So, whilst no highway safety concerns would be raised from a planning perspective, the access proposals are currently unimplementable, and the applicant would be advised to modify the arrangement to ensure they align with WSCC policy.

Kyran Schneider
West Sussex County Council – Planning Services