WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	Highways, WSCC
DATE:	10/06/2025
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:	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 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.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 14/05/2025, requesting more information in relation to visibility and access arrangements. The applicant has submitted an amended plan and as such, the LHA can provide additional comments.

A new vehicular access point is proposed on Roundabout Lane to serve a new drive and garage. The applicant has confirmed that the existing access on Badgers Wood will be closed off to vehicles, being reduced in size for use by pedestrians and garden machinery access. The access proposals will be subject to a licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with a WSCC Engineer.

Visibility splays of 2.4m x 67m to the north and 2.4m x 43m to the south have been demonstrated for the proposed access point on Roundabout Lane. Considering carriageway geometry, anticipated road speeds and the minimum visibility requirements set out in Manual for Streets, the demonstrated visibility would be considered acceptable. I would advise that the demonstrated visibility be secured by condition and maintained in perpetuity.

In regards to the proposed driveway, it appears of suitable size to accommodate its intended off-street parking provision and on-site turning appears achievable.

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 condition and informative should be applied:

Condition
Visibility (details approved)

No use of the proposed access shall take place until such time that visibility splays of 2.4 metres by 43 metres to the south and 2.4 metres by 67 metres to the north have been provided at the proposed site vehicular access onto Roundabout Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
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:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Kyran Schneider
West Sussex County Council – Planning Services