WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	28 March 2025
LOCATION:	The Barn Rock Road Pulborough RH20 3BH
SUBJECT:	DC/25/0216 Erection of detached garage and garden store with a hobby room over; continued use of surrounding land as incidental residential curtilage; retention of second access point from Rock Road with gate.
DATE OF SITE VISIT:	25/03/2025
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The Local Highways authority was consulted on matters at this location previously under application DC/17/2718 which sought to change the existing barn into a residential dwelling. This application was approved with access via an existing access point onto Rock Road. Preference was given to this proposal based upon a residential dwelling generating lesser movements to that associated with an Agricultural use. The applicant now seeks to implement a new, second access point to the property approx. 30m North of the existing.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at either the existing or proposed accesses onto the public highway, onto Rock Road. There is no evidence to suggest that the access is operating unsafely, or that the proposed would exacerbate an existing safety concern.

The site has been visited by a WSCC Highway Steward on 25/03/2025.

Access
At the proposed point of access, Rock Road is subject to 40mph speed restrictions, although this limit raises to a 50mph zone approx. 2m to the south. Visibility splays have been provided which demonstrate that splays of 2.4m x 130 are achievable to the north and 2.4 m x 120m to the south. The full extent of these visibility splays has not been included however; therefore the applicant should provide a plan which details that the full extent of these splays is available wholly within the publicly maintained highway or within land under the control of the applicant. The splays should not intersect third party land. This can be conditioned and provided prior to commencement.
The access appears to have been installed prior to submitting the application, therefore the applicant is advised the following.

Any new vehicular access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained.

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.
In the event that a license is not granted, the applicant would need to return the access to match the original street scene.

The access is proposed to be served via a gate, set back from the highway edge by approx. 5m. The applicant states that this is to facilitate a vehicle fully off the highway whilst the gated access is operated. A set back is not achievable at the existing site access due to the layout of the site, this was noted within the original planning submission under DC/17/2718. The LHA does acknowledge the benefit that this set back provides for both residents and road users.
The applicant outlines that the new access would be an access only and egress would be via the existing access point. It is not possible to ensure or assume that this will be adhered to and therefore the access has been assessed on the basis that it could be used for both access and egress at this point.

The proposed hobby room would not be anticipated to generate a material number of movements to the site, the use of this space would be ancillary to the host dwelling.

Parking
The plans do not incur a loss of parking or change to the existing parking layout, however additional provisions are supplied by means of the double garage. From observation of the submitted plans it appears that the garage bays are sufficient to serve an average sized vehicle each and adhere to WSCC guidance for garage bays at 3m x 3m. Space for turning on site to egress onto Rock Road in a forward gear is achievable.

Conclusion
The Local Highway Authority does not consider that the 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.

Visibility (details required)
No part of the development shall be first occupied until visibility splays of 2.4 metres by 130 metres have been provided to the north and 2.4 metres by 120 metres have been provided to the south at the proposed site vehicular access onto Rock Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Vehicle parking and turning
No part of the development shall be first used until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
Reason: To provide adequate on-site car parking and turning space for the development.

Informative Note
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. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Online applications can be made at the link below, alternatively please call 01243 642105.
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/

Jodie Wilkes
West Sussex County Council – Planning Services