WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Councils FAO: Alice Johnson
FROM:	Highways, WSCC
DATE:	06/08/2024
LOCATION:	2 Jessamine Terrace, Two Mile Ash Road, Barns Green, RH13 0JQ
SUBJECT:	DC/24/1080 Construction of 2x dropped kerbs.
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 construction of a dropped kerb to serve 2 and 3 Jessamine Terrace. The site is located on Two Mile Ash Road, a C-classified road subject to a speed restriction of 30 mph.

From inspection of the plans, a 7.885m wide dropped kerb is proposed fronting the site to serve the two properties. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Two Mile Ash Road. 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.

The proposed hardstanding appears of suitable size to provide an off-street parking space for each of the dwellings. On-site turning does not appear achievable, so cars may have to reverse out of the site – However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

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.

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

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