WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacque Burrowes
FROM:	WSCC - Highways Authority
DATE:	6 November 2023
LOCATION:	Mulsey Farmhouse, Stane Street, North Heath, RH20 1DJ
SUBJECT:	DC/23/1788 Creation of new access, driveway, boundary treatments and electric gates.
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 is for the creation of a new vehicular access and closure of existing access. The site is located on Stane Street, an A-classified road subject to national speed limit in this location.

Visibility has been demonstrated for both the existing and proposed access points. Splays of 2.4m x 18.1m to the south and 2.4m x 20.4m to the north have been demonstrated for the existing access point, whilst splays of 2.4m x 72.5m to the south and 2.4m x 105m to the north have been demonstrated for the proposed access point. These splays appear to be achievable solely within the maintained highway boundary, and therefore some vegetation clearance will be required for these splays to be provided.

Nevertheless, whilst it is acknowledged that demonstrated visibility for the proposed access is still substandard under DMRB guidelines, the proposed access represents a significant improvement in visibility over that of the existing access point.

In addition to the above, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposals would exacerbate an existing safety concern.

Considering the above points, and that the site access is not anticipated to generate a significant number of movements, the LHA raises no concerns for the proposed access point. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The site exhibits suitable space within the proposed driveway for vehicular parking and on-site turning for cars.

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 111), 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.

Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Kyran Schneider
West Sussex County Council – Planning Services