

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	Highways, WSCC
DATE:	11/11/2024
LOCATION:	1 Highfields, Lewes Road, Horsted Keynes, RH17 7DY
SUBJECT:	DM/24/2463 Dropped Kerb and new vehicular access and hard standing.
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 provision of a dropped kerb to form a new vehicular access with hardstanding. The site is located on Lewes Road, a C-classified road subject to a speed restriction of 30 mph in this location.

A 3m wide dropped kerb is proposed on Lewes Road to serve the site. Existing hedging is proposed to be removed, providing suitable vehicular and pedestrian visibility either side of the proposed access point. The proposed hardstanding appears of suitable size to accommodate at least two off-street parking spaces, and on-site turning appears achievable.

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. I do note that the plans demonstrate the removal of a tree located within the maintained highway boundary – Current WSCC Highway Area Office Application Criteria stipulates that applications requiring the removal of a healthy, well established highway tree are likely to be refused a licence. Even if the tree were to be retained, a minimum Root Protection Area would need to be left undisturbed, and it is unclear if this would be achievable with the current proposed access arrangement. As such, further dialogue may be needed between the applicant and the Area Office to discuss the suitability of the proposals, because at present it would appear that the proposals are unlikely to be granted a licence for the works.

So, to summarise, from a planning perspective, 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.

However, as mentioned above, the proposals are contrary to WSCC Highway Area Office Application Criteria, and are unlikely to be granted a licence for the proposed access works.

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