

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	Highways, WSCC
DATE:	06/05/2025
LOCATION:	201 Junction Road, Burgess Hill, RH15 0NX
SUBJECT:	DM/25/0961 Outline application with some matters reserved for five detached family houses including 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.

Application Summary

This application is outline with some matters reserved except for access for the erection of five detached dwellings. The site is located on Junction Road, a C-classified road subject to a speed restriction of 30 mph.

Site History

WSCC in its role as Local Highway Authority (LHA) was consulted most recently on highway matters for this site for application DM/18/3151, which sought the erection of four dwellings at this site. No highway safety or capacity concerns were raised by the LHA for these proposals. However, the Local Planning Authority (LPA) ultimately refused the application, on grounds unrelated to highways.

The preceding application DM/16/5329 sought the erection of three dwellings at this site. Again, the LHA was a consultee and raised no highway safety or capacity concerns. Planning consent was granted by the LPA for this application.

Content

The site is currently served by an existing crossover on Junction Road. Works to improve this access will be subject to licence obtained from WSCC, and would be constructed to a specification agreed with a WSCC Highway Area Engineer.

Visibility splays have not been provided as part of this submission. However, I am mindful that suitable visibility splays of 2.4m x 43m have been demonstrated for a previous application at this site. As such, I am satisfied that this can be secured via a suitably worded condition.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Whilst layout is a reserved matter, indicative site plans have been submitted as part of this application. This includes a demonstration of car parking provision and a turning head. The indicative layout appears acceptable, but further assessment of this aspect can be

undertaken at reserved matters stage. Car and cycle parking provision should be provided in accordance with WSCC Parking Standards.

Conclusion

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 conditions and informative should be applied:

Conditions

Access (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Visibility (details required)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Junction 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.

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/>

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West Sussex County Council – Planning Services