

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Caroline Grist
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	05/01/2026
<b>LOCATION:</b>	Chideok, Valebridge Road, Burgess Hill, RH15 0RT
<b>SUBJECT:</b>	DM/25/2011 Remodelling of bungalow into a two-storey dwelling, including first-floor and two-storey rear extensions, fenestration alterations with associated landscaping and demolition of existing rear garage, erection of two storey detached garage to the front with first floor office, along with new access driveway.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

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

This application seeks the remodelling of an existing bungalow into a two-storey dwelling, including associated extensions and alterations, with replacement garage and new access driveway. The site is located on Valebridge Road, a C-classified road subject to a speed restriction of 40 mph in this location.

The existing vehicle access point is to be closed and relocated north to form a new shared drive. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed vehicle access point. The proposed access works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

A replacement garage is proposed, providing two car parking spaces for the property and provision for the secure storage of bicycles. Sufficient space exists within the demonstrated drive layout to accommodate a third off-street car parking space if required, which would bring the site in line with WSCC Parking Standards. On-site turning also appears achievable within the site.

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 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:

<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/>

**Kyran Schneider**  
**West Sussex County Council – Planning Services**