

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	Highways, WSCC
DATE:	28/04/2026
LOCATION:	Worth Lodge Cottage, High Street, Balcombe, RH17 6QG
SUBJECT:	DM/26/0371 Proposed widening to existing driveway together with new brick pier to match height of existing and close boarded fence modified to suit new layout. Revised location plan received 16-03-2026
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

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

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed widening of existing driveway together with new brick pier and close boarded fence.

From inspection of the plans, a proposed widening to the existing vehicle access point on High Street is proposed. The applicant is advised that they will need to obtain a licence from WSCC to undertake works within the maintained highway. I attach a relevant informative note below.

It is worth noting that whilst no highway safety concerns would be raised from a planning perspective, WSCC's Highway Area Teams (responsible for granting licences for access works) have a policy of not permitting licences for vehicle access points over 6.4m in width. Though the rural nature of the site may provide some flexibility around this specific policy. Consequently, the applicant is advised to contact them to discuss the suitability of the proposals, and whether the proposed width would be considered acceptable. Details on how to apply are included in the informative note below.

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/>

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West Sussex County Council – Planning Services