

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	Highways, WSCC
DATE:	15/09/2025
LOCATION:	Land To R/O Keepers, Valebridge Road, Burgess Hill, RH15 0RT
SUBJECT:	DM/25/2149 Construction of 1 no. house with attached garage.
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.

Summary

This application seeks the construction of a single dwelling with attached garage. The site is located off Valebridge Road, a C-classified road subject to a speed restriction of 40 mph in this location.

I would note that much of the application site is located outside of West Sussex, but is accessed from Valebridge Road, located within West Sussex. Nevertheless, WSCC in its role as Local Highway Authority (LHA) can provide comprehensive advice in regards to the proposals, but the LPA may wish to seek additional advice from East Sussex County Council in regards to the internal site layout.

Content

A new vehicle access point is proposed on Valebridge Road to serve the site. From inspection of WSCC mapping, suitable visibility splays appear achievable in both directions for the proposed 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.

The proposed dwelling will be provided with a double-bay garage and driveway, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

The site is situated within walking/cycle distance of local services and amenities within Burgess Hill. There are bus stops located nearby on Valebridge Road that provide regular services to a variety of destinations. Cycling is a viable option in the area, and provision for the secure storage of cycles has been demonstrated on the plans.

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

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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/>

Kyran Schneider
West Sussex County Council – Planning Services