

West Sussex County Council - Planning Consultation Response



To: Mid Sussex District Council

Date: 7 October 2026

FAO: Andrew Watt

From: WSCC - Highways Authority

LPA Reference: DM/26/2054

Location: Prince Albert

Copthorne Bank

Crawley

RH10 3QX

Proposal: Sever land and erect two detached dwellings with associated access and parking.

Date of Site Visit: N/A

Recommendation: No Objection

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. DM/24/2957 to which no objections were raised.

This proposal is for the construction of 2 dwellings on the site of the existing Public House garden/land. The public house is to remain open.

A new access to the site is proposed from Brookhill Road which will lead to a shared drive area. Parking for cars has been provided at 2 spaces per dwelling. An access in a similar position was proposed in the previous application to which no objection was raised by the Highway Authority. There is room for cars to manoeuvre in and out of the parking spaces due to the inclusion of the shared drive, however this will need to remain as such and be conditioned for vehicle turning only. A bin and bike store has been provided in the garden area of each property.

Access detail

A visibility splay of 2.4m x 43m is achievable in the leading direction (from the north) with a splay from the south of 2.4m x 33m (to the kerbline) and 2.4m x 43m (to the centre line). To achieve the southern splay the submitted plans are showing the removal of the hedge. It is not clear if this hedge is on land owned by the applicant or neighbouring land. In order for adequate visibility to be achieved the hedge must be removed. Tracking plots have been provided which show there is sufficient room to manoeuvre vehicles in and out of the access.

No highway objection subject to the following:

Access

No part of the development shall be first occupied until such time as a timetable covering the construction of the vehicular and non-vehicular accesses serving the development has been submitted to and approved in writing by the Local Planning Authority. The accesses shall thereafter be constructed in accordance with the approved timetable and details shown on the drawing titled Access Arrangements and Visibility Splays and numbered Appendix 3.2

Reason: In the interests of road safety.

Car parking space

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

Turning space

No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated use.

Reason: In the interests of road safety

Visibility

No part of the development shall be first occupied until visibility splays of 2.4m x 43m metres have been provided at the proposed site vehicular access onto Brookhill Road in accordance with the approved planning drawings. 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.

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. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Debbie Farrell

West Sussex County Council – Planning Services (Highways)