

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	11 May 2026
LOCATION:	Land South Of Floran Farm Hophurst Hill Crawley Down West Sussex RH10 4LP
SUBJECT:	DM/26/0843 Outline application (means of access and layout only; other matters reserved) for 9 self-build dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

WSSC as the County Highway Authority (CHA) has considered the application for 9 self-build dwellings on Land South of Floran Farm, Hop Hurst Hill, Crawley Down.

Advisory comments are given as the access road leading to the dwellings does not form part of the public highway.

Access

Access is taken from the highway via an existing access with a large bell mouth, and gates with brick pillars either side, set back from the edge of the carriageway. The access connects with the public highway onto Hophurst Hill a 'C' classified road with a 60mph speed limit, and no footways.

WSSC are satisfied the access could accommodate the additional trips associated with 9 dwellings; however please can the applicant confirm they are in control of the visibility splays and are able to cut back vegetation ensuring splays are maintained with no vegetation over 0.6m.

Bus stops

Two bus stops are also located directly outside the access providing access to local services to the train and bus station, pedestrians would need to walk in the grass verge to reach them. There is also limited hardstanding waiting space, no shelters or RTPI.

Trips

Employees of Floran Farm already use this access and as such the addition of 9 dwellings will see an intensification of use. 9 dwellings would generate in the region of 45 two-way trips daily, and approx. 4 or 5 two-way trips in the AM/PM peak hours. As such the impact on what is already occurring would be low.

Internal Layout

The internal access 'driveway' is privately owned and approximately 5m wide, which would allow two cars, or a car and a lorry sized vehicle to pass each other. The layout of the site where the dwellings will be located has been considered and would provide a shared use layout with no dedicated footways. A turning head is provided, and parking spaces are provided for each dwelling. It is noticed there are no visitor spaces provided which should be created in line with WSCC guidance of 0.2 spaces per dwelling.

The site is in PBZ2 and the mix of housing providing: 3 x 2 bed, 2 x 3 bed, and 3 x 4 bed dwellings would equate to 17 car parking spaces and 2 visitor spaces.

Sustainability and Inclusive Mobility

Although the lack of formal footways to the site reflects the existing rural character of the area, West Sussex County Council (WSCC) does not consider the site to be inclusive for all users. Consequently, a reliance on the private car is likely.

Whilst the proximity of bus stops immediately adjacent to the site may help to encourage the use of public transport, the routes between the site and these stops would remain challenging for anyone other than able-bodied users. Pedestrians are required to walk along a grass verge and on the main access route, which does not provide a safe or accessible environment for all.

Construction

Details of construction vehicles needs to be provided to the LPA to ensure all construction related traffic can safely enter turn and exit in forward gear on site.

Summary

Whilst it is acknowledged the development is small and offers limited opportunities to connect into existing footway networks, West Sussex County Council (WSCC), raises no issues with the site's existing access arrangements.

Given the rural nature of the site and the number of dwellings proposed, a shared surface layout would be considered appropriate and in keeping with the existing character of the surrounding area.

However, WSCC would encourage the applicant to consider how the development could be made more inclusive for all users. At present, individuals with visual or mobility impairments would be unable to safely navigate routes to the existing bus stops. Furthermore, these stops lack basic infrastructure such as hardstanding areas, lighting, and real-time passenger information displays.

Alison Meeus
West Sussex County Council – Planning Services

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.