

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Tracie Axford
FROM:	Highways, WSCC
DATE:	27/02/2026
LOCATION:	Hazelden Farmhouse, Hazelden Place, East Grinstead, RH19 4RH
SUBJECT:	DM/26/0182 Formation of track and hardstanding.
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 by the Local Planning Authority (LPA) on highway matters for the proposed formation of track and hardstanding. The site is located on Turners Hill Road, a B-classified road subject to national speed limit in this location.

An existing field gate will be utilised, with an internal track and hardstanding linking the application site to the maintained highway. From inspection of local mapping, there are no apparent visibility concerns with the existing field gate access. The relocated access location appears to be an improvement over that of the current existing vehicle access point further west.

I would request that the proposed access point be formalised by means of a vehicle crossover (VCO), to prevent mud/debris being distributed onto the carriageway by exiting vehicles. Such works would be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer. I attach a relevant 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/>

Kyran Schneider
West Sussex County Council – Planning Services