

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSCC – Highways Authority
DATE:	26 January 2026
LOCATION:	Land To The South Of Burleigh Lane Crawley Down West Sussex
SUBJECT:	DM/25/3191 Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build /custom build dwellings, drainage and ancillary works.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on this outline application with all matters reserved except for access. The application is supported by a Transport Report (TR) and associated plans.

Site Context

The application site is located to the south of Crawley Down village. The site is a vacant greenfield land fronting onto Burleigh Lane. The development proposals are for construction 8 nos. self-build dwellings (Class C3) with associated parking and landscaping. The development mix comprises 6 x 5-bed and 2 x 3-bed dwellings.

Access and Visibility

The site is accessed from Burleigh Lane which is an unadopted Public Rights of Way (PRoW). Burleigh Lane meets Sandihill Lane to the west which is also an unadopted road that intersects Grange Road – Station Road which is a publicly maintained highway, subject to 30 miles an hour speed restriction. The scheme proposes to create a new access to the site in the northwest corner. The new access takes the form of a 5.5 metres wide simple vehicle crossover (VCO) access with an internal shared surface arrangement. This form of access is suitable for the scale of the proposed scheme, low speed nature of the access road and in a rural setting.

Burleigh Lane is subject to 10 miles per hour speed restriction. Visibility splays of at least 25 metres in both directions setback by 2.4 metres are achievable, in accordance with the posted speed limit. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no reported incidents of personal injury accidents near to the proposed access. Therefore, there is no evidence to suggest the existing road layout is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Servicing

The current application seeks outline planning permission for access only. Detailed matters relating to the on-site arrangement, including car and cycle parking will be resolved through any subsequent reserved matters planning application. At reserved matters stage, the applicant must demonstrate safe and suitable access for a fire appliance and a refuse vehicle.

Sustainability

The nearest bus stops to the site are 'Royal Oak', situated approximately within 500 metres north of the site. These stops provide connectivity to the nearest Three Bridges train station, East Grinstead, Horley, Copthorne and other nearby villages and towns. The neighbouring footway network is conducive to walking and to access many local amenities and retail units within the village.

Conclusion

The Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Access

No part of the development shall be first occupied until such time as the vehicular and pedestrian accesses serving the development have been constructed in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 25 metres have been provided at the site access onto Burleigh Lane, 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.

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West Sussex County Council – Planning Services