

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	WSCC – Highways Authority
DATE:	31 March 2026
LOCATION:	6 Chaloner Road Lindfield Haywards Heath West Sussex RH16 2NQ
SUBJECT:	DM/26/0532 Proposed change of use of amenity land to form vehicle crossing, dropped kerb and paved driveway.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

Summary

The proposed access is to be sited on Chaloner Road, a D class residential road in Lindfield, subject to 30mph speed restrictions at this point.

Access

The proposal would require the dropping of kerbing on the eastern highway edge and the surfacing of amenity space to provide access into the property.

The applicant is advised that in addition to obtaining planning permission they must also obtain the formal approval from the highway authority to carry out the site access works on the public highway via a Vehicle Crossover License (VCO). 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.

I have independently consulted with the Area Manager for this location regarding this proposal, it has been advised, that an Arboriculture Assessment will need to be undertaken on the tree prior to any possible issue of a VCO license, therefore there is *no guarantee* that a license would be given for this proposal due to the potential impact on this tree within the Highway.

The proposals for the new access should align fully with WSCC Vehicular Cross Over: Application Criteria Guidance, which can be found at the following link:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Any approved access would need to be constructed to a specification agreed with a WSCC Highway Engineer. No works can be commenced on the highway prior to obtaining a Vehicular Crossover License.

Parking

On-street parking appears a current practise within Chaloner Road, the proposal would therefore be considered to free up two spaces on the network that may otherwise have been used by the applicant.

Having scaled off and measured the plans provided, the parking spaces shown are adequate in dimensions to accommodate two average sized vehicles.

Visibility

Pedestrian visibility splays have been provided, although the northern splay has been shown on land outside of the red edge, it is considered that the mitigation would be sufficient given the context and allows pedestrian movements to be observed along the footway. A condition should be secured to ensure that these splays are provided and maintained in perpetuity alongside any permission of the proposal.

Vehicular visibility splays have also been provided and are achievable wholly within the publicly maintained highway.

Conclusion

The Local Highway Authority does not consider that the 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.

Condition

Pedestrian Visibility (details approved)

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Chaloner Road in accordance with the approved plans. These visibility splays shall thereafter be 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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that there is *no guarantee* that a license will be granted in association with this proposal and that the tree to the south of the proposed access will be subject to an Arboriculture Assessment prior to any possible issue of a vehicle crossover license.

The applicant is reminded that in addition to obtaining planning permission 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/>

Jodie Wilkes
West Sussex County Council – Planning Services