

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	WSCC – Highways Authority
DATE:	10 September 2026
LOCATION:	1 Peckhams, North Lane, East Grinstead, RH19 4QF
SUBJECT:	DM/26/2051 Proposed new vehicular access, drive and parking.
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.

This application is for a proposed new vehicular access, drive and parking. The site is located on North Lane, an unclassified road subject to a speed restriction of 30 mph.

The applicant proposes a new 4.7m wide vehicular access on to North Lane. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

From inspection of local mapping, the land either side of the proposed access point is heavily vegetated. The LHA advises that existing vegetation either side of the existing access point should be cut back and maintained to ensure visibility remains sufficient. The LHA acknowledges the context of the road as it is anticipated to be low speed and lightly trafficked in this location. The absence of wide visibility splays at minor accesses tends to encourage drivers to appear more cautiously; similarly, to how vehicles pull out when visibility along the carriageway is restricted.

From inspection of the plans, the parking area is suitably sized for two cars, and onsite turning appears achievable allowing cars to exit in a forward gear.

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/>

Liz Corcoran
West Sussex County Council – Planning Services