

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Peter Davies
FROM:	WSCC – Highways Authority
DATE:	13 August 2026
LOCATION:	Fir Trees, Hazelgrove Road, Haywards Heath, RH16 3PQ
SUBJECT:	DM/26/1124 Close existing vehicle access, raise highway kerb and footway to WSCC specification and fence boundary as existing. (Amended plans recieved 21.07.2026 and amended description).
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 reconsulted on the above application, following the submission of new plans and an amended description. The LHA previously provided comment on this application, dated 02/06/2026 raising no highway safety concerns.

The existing access onto Hazelgrove Road will be closed off and the applicant proposes a new vehicular access on to New England Road, an unclassified road subject to a speed restriction of 30 mph. 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, there are no visibility concerns at the proposed access point. From inspection of the new plans, the fencing at the existing and proposed access points is on private land outside of the highway boundary and positioned so that it will not impact pedestrian or vehicular visibility.

A set of gates are proposed at the new access; they open inwards and are set back approximately 2.6m from the property line. Given the footway width in this location the access gates are likely to set back at least 5m from the carriageway edge, to allow for cars to pull in and wait whilst the gates are in operation.

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