

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Catherine Cardin
FROM:	WSCC – Highways Authority
DATE:	10 June 2026
LOCATION:	Bentley Cottage Wickham Hill Hurstpierpoint Hassocks West Sussex BN6 9NP
SUBJECT:	DM/26/1003 Proposed demolition of an existing building and the erection of a detached single storey annexe, ancillary to main dwelling, together with the formation of new parking spaces and associated landscaping.
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.

The proposal is for the creation of an annexe in garden of Bentley Cottage to serve as ancillary accommodation. The proposal also seeks to include a new parking layout to serve the overall dwelling.

Wickham Hill/Hurst Road is a B classified road subject to 30mph speed restrictions at this point. Although Wickham Hill is the named road, the property is accessed via a privately maintained access to the north of this highway. The access works for the parking area will need to be discussed with the proprietor of the private route prior to implementation.

No changes are proposed to the access with the publicly maintained highway; this has functioned for some time with no known highway safety or capacity concerns. Furthermore, from observation of Sussex Police collision data, there have been no recorded highway collisions within the last 5-year period to flag an existing concern with its use.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property. It has not been outlined how many bedrooms the host dwelling or annexe will contain. The LHA would use this figure as a means to predict the likely number of parking spaces that a property would require.

From scaling off and measuring the submitted plan, the proposed parking area appears to measure approx. 7m deep x 12m wide. WSCC standards outline that 2.4m x 4.8m would be sufficient to accommodate an average size vehicle. Therefore, the available space would be anticipated to sufficiently serve the dwelling and annexe.

The site is located within commuting distance of regular bus services on Hurst Road which may seek to mitigate a reliance on the use of a car for some residents of the dwelling and cycling is also a viable alternative in the area.

The Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services