

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	22 April 2025
LOCATION:	Townhouse Farm Cottages Church Lane Haywards Heath RH17 6UR
SUBJECT:	DM/25/0943 Discharge of planning conditions nos 3, 4, 5, 6, 9, 10, 14 and 17 to DM/24/3126.
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.

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

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. DM/24/3126 to which no objections were raised subject to conditions. This application seeks to discharge a number of those conditions.

The conditions with Highways Safety interest have been commented upon below

Condition 9 Gates and Fences

The proposed gate is manually operated. Sufficient width exists fronting the gate for a car to wait whilst the gate is opened and remain clear of the highway. The applicant should ensure that the gates open inwards of the site, to allow this function.

Condition 17 Cycle Parking

The applicant is proposing secure and covered cycle parking within the proposed double garage. As outlined by the LHA within the initial highways' response, the garage does not meet the dimensions required for it to be considered as a double-parking allocation for this property. However, on the basis that vehicular parking could be sufficiently accommodated for within the alternative parking areas on site, it is considered that the cycle parking within the garage would as shown.

Based upon the above considerations, the LHA is satisfied that the condition may be discharged.

Jodie Wilkes
West Sussex County Council – Planning Services