

From: Emma Avis <Emma.Avis@westsussex.gov.uk>
Sent: 06 July 2026 13:02:58 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DM/26/1377

TO:	Mid Sussex District Council - The Local Planning Authority (LPA) Planning officer: Katherine Williams
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Land At Mill Lane Sayers Common West Sussex
SUBJECT:	DM/26/1377 - Proposal for 9 new build homes.
DATE OF SITE VISIT:	
RECOMMENDATION:	More Information Required

1.1 The Local Highway Authority requires information relating to the access details to be able to further review this submission. A colleague previously advised that detailed access information would be required last year in our response to the permission in principle application DM/25/0045.

1.2 The application proposes the use of an existing cross over access to serve a residential development of nine dwellings. Whilst the Highway Authority acknowledges that a vehicular access currently exists, no information has been submitted to demonstrate that the existing access is suitable to accommodate the intensification in vehicle movements, and types of vehicles associated with the proposed residential development. The access is near to the roundabout, and the approach to the access on the B2118 for vehicles travelling towards the roundabout is over a raised section of the road (bridge), it has not been demonstrated what speeds vehicles are traveling at when approaching the access or what visibility is available in the vertical/ horizontal alignment. Whilst vehicle speeds are likely to reduce on approach to the roundabout, the proximity of the access raises concerns regarding the interaction between vehicles entering and leaving the development and those negotiating the roundabout/ the B2118 (Mill Lane).

1.3 No detailed access drawings have been provided to confirm the proposed access geometry, visibility splays (supported with an ATC speed survey), carriageway widths, radii, construction details, or the extent of any alterations to the existing access. Furthermore, no swept path analysis or supporting technical information has been submitted to demonstrate that the access is capable of safely accommodating all anticipated vehicle movements.

In particular, the Highway Authority has concerns that:

- vehicles exiting the development may experience difficulty completing right-turn manoeuvres;
- vehicles waiting to turn right out of the site may queue within the access, affecting vehicles seeking to enter the development;
- the applicant has not demonstrated that sufficient visibility can be achieved or that the access can safely accommodate service and emergency vehicles; and
- no evidence has been submitted to demonstrate that the existing access can be appropriately upgraded to safely serve a residential development.

Paragraph 116 of the National Planning Policy Framework requires that safe and suitable access to the site can be achieved for all users. Based on the information submitted, the Local Highway Authority is unable to conclude that this requirement has been satisfied.

Emma Avis (MCIHT) - Planner County Highways (Development Management) - Planning Services

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
