

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Mid Sussex District Council<br>FAO: Andy Watt                                                                                      |
| <b>FROM:</b>               | WSSC – Highways Authority                                                                                                          |
| <b>DATE:</b>               | 10 <sup>th</sup> November 2025                                                                                                     |
| <b>LOCATION:</b>           | Holmsted Farm<br>Staplefield Road<br>Haywards Heath<br>RH17 5JF                                                                    |
| <b>SUBJECT:</b>            | DM/25/2615<br>A new vehicular access onto Cuckfield Road,<br>including a part retrospective and part proposed<br>internal roadway. |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                                                                |
| <b>RECOMMENDATION:</b>     | No Objection                                                                                                                       |

### Background and Proposals

WSSC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access.

The site is currently accessed via 'The Courtyard', to the south of the main Holmsted Farm business park entrance. The Courtyard access serves a number of additional uses, this including the fitness/studio and commercial uses.

This proposal is to separate commercial from recreational uses with the intention being to limit access through the industrial estate which presents limitations in space and requires vehicles and pedestrians to share the same space. The highway aspects of this application are supported by way of a Traffic Assessment (TA).

### Access and Visibility

The proposals will result in an upgraded field access at 5 metres in width. The TA has submitted an Automatic Traffic Count (ATC) speed survey which demonstrates 85<sup>th</sup> percentile vehicles passing the proposed site access point on the B2114 at speeds of 52mph (northbound) and 47mph (southbound). Drawing 13214/2100 rev P1 demonstrates visibility splays of 2.4 by 160 metres in both directions and 6 metre kerb radii. The off-site highway works will need to be completed in accordance with a Section 278 Agreement with the LHA's Implementation Team.

### Stage 1 Road Safety Audit

In accordance with the adopted LHA's 'Road Safety Audit Policy', a Stage 1 RSA has been undertaken in accordance with the GG119 governance document by an independent Audit. One matters has been raised within the RSA but this has been satisfiability addressed via the Designer's Response and there are no outstanding matters raised through the audit process.

### Conclusion

The LHA has reviewed the information submitted in the TA and acknowledges the justifications given for access and on that basis, we do not consider the proposals would be contrary to Paragraph 116 of the National Planning Policy Framework (NPPF). Any approval of planning permission would be subject to the following condition:

*Access (Access to be provided prior to first occupation)*

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Access Plan' and numbered 13214/2100 P1

Reason: In the interests of road safety.

**INFORMATIVE**

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highway Agreements Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

**Jamie Brown**

**West Sussex County Council – Planning Services**