

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSCC – Highways Authority
DATE:	23 June 2026
LOCATION:	Pascotts Farm, Snowdrop Lane, Lindfield, RH16 2QE
SUBJECT:	DM/26/1306 Proposed erection of two detached two storey dwellings with detached double garages. Associated hard and soft landscaping works, to include highway crossovers to both plots.
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.

This application is for the proposed erection of two detached two storey dwellings with detached double garages. Associated hard and soft landscaping works, to include highway crossovers to both plots. The application proposals are supported by a Highways Technical Note prepared by Motion.

Access and visibility

A vehicle access point is proposed on Snowdrop Lane, an unclassified road subject to a speed restriction of 40 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.

The Technical Note includes data from a seven-day speed survey, which found the 85th percentile speeds along this section of Snowdrop Lane to be:

- Eastbound: 26.6 mph
- Westbound: 25.1 mph

The applicant has demonstrated visibility splays of 36.3m to the west and 33.5m to the east at the proposed access points, in accordance with Manual for Streets (MfS) guidance for the recorded 85th percentile speeds in this location.

Capacity

The Technical Note includes trip generation data from the TRICS database that indicates that the proposals could generate in the order of 10 vehicular movements per an average weekday. Therefore, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

Parking and turning

The applicant proposes eight car parking spaces for this development, comprised of two double-bay garages and four parking spaces on the proposed driveways. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least five car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed garages and parking areas are suitably sized, and on-site turning has been demonstrated. In addition, the plans show inwardly opening gates set back a minimum of 5 metres from the back edge of the carriageway to allow for a vehicle to wait for the gates to open. The Technical Note indicates that a minimum of two cycle parking spaces will be provided for each dwelling, this is in accordance with WSCC Parking Standards.

Conclusion

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 conditions and informative should be applied:

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 Site Plan As Proposed and numbered PL.001.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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