

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	WSCC – Highways Authority
DATE:	4 September 2025
LOCATION:	East Lodge Farm Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA
SUBJECT:	DM/25/1921 Proposal for 7 new build houses
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information / Modification

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

This is a limited response related to the vehicle access only. It is unlikely the Highway Authority would object to the principle of the development in traffic generation terms, however there are 2 issues which will need to be addressed.

Access

The existing field gate access to the site from Malthouse Lane is via an existing access to the neighbouring commercial operation. The field gate access at an angle to the commercial access road (approximately 90 degrees). Given the close location to Malthouse Lane, vehicles existing the site will have to cut across the commercial access causing visibility issues for vehicles entering and exiting both sites. A vehicle approaching from the south and turning into the site may not see vehicles exiting the site. Vehicles leaving the site to travel south will need to manoeuvre almost 180 degrees to exit. In addition, vehicles existing to travelling north will need to position themselves across the commercial access to exit. There is no detail shown on the site plan of the access, a redesign will need to be considered by the applicant and a detailed plan provided to include; dimensions, visibility splays and vehicles track plots.

Sustainability

Whilst the site is located close to the town of Burgess Hill and a statement with regards to the feasibility of walking/cycling no detail has been provided on the routes which are available and if any improvements are needed to increase pedestrian/cyclist safety ie crossing points etc.

Please request the applicant reconsiders the access design/location and provide detail of walking cycling routes and reconsult.

Debbie Farrell
West Sussex County Council – Planning Services