

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	WSSC – Highways Authority
DATE:	23 October 2025
LOCATION:	Springfield Farm Lewes Road Scaynes Hill Haywards Heath West Sussex RH17 7NG
SUBJECT:	DM/25/2519 Conversion of an existing agricultural barn, no longer required for storage, into 3 dwellings.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	No objection

The LHA has been consulted with regards to any highway safety or capacity concerns.

The application is for a prior approval application under class Q permitted development rights, to convert a former agricultural barn into 3 dwellings, 2 with 3 bedrooms and 1 with 2 bedrooms. Each plot provides 2 allocated parking spaces on private land away from the public highway.

The proposal is accessed via an exiting established access onto the highway (A272). Vehicles can enter and exit onto the highway in forward gear and there appears enough space to turn on site for a refuge vehicle and emergency vehicles. Trip generation by 3 dwellings via the access onto the A272 will be minimal and is not expected to generate significant movement that would affect any local highway capacity or safety matters.

The application site is not served by footways along the A272 to allow pedestrian access to facilities and services, nor are there any accessible local bus stops/services, there would be a heavy reliance on the private motor vehicle for almost every journey given the sites location.

The National Planning Policy Framework (NPPF) under paragraph 116 states '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*' The LHA would not consider that this application would be in contradiction of paragraph 116 of the NPPF; therefore, the LHA would raise no objection to this application.

Emma Avis – Planner (MCIHT)
West Sussex County Council – Planning Services