

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	Highways, WSCC
DATE:	27/06/2025
LOCATION:	Land Adj 2 Reservoir Place, Lewes Road, Ashurst Wood, RH19 3TB
SUBJECT:	DM/25/1244 Construction of a detached bungalow on land adjacent to No. 2 Reservoir Place with access onto Lewes Road.
DATE OF SITE VISIT:	24/06/2025
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA) on highway matters for the proposed development adjacent to 2 Reservoir Place, Lewes Road, Ashurst Wood for the construction of a detached bungalow with new vehicle access. The site is located on Lewes Road, an A-classified road subject to a speed restriction of 30 mph in this location. The application proposals are supported by a Transport Report prepared by GTA Civils & Transport.

The LHA undertook a site visit on the morning of 24/06/2025 to assess the suitability of the proposed access arrangement.

Access and Visibility

A new vehicle access is proposed on Lewes Road to serve the site. Visibility splays of 2.4m x 43m have been demonstrated in both directions for the proposed access point, in accordance with Manual for Streets (MfS) parameters. Having visited the site, the existing bus stop located southeast of the proposed access does not appear to obstruct visibility in this location, so I am satisfied with the proposed access arrangement.

The proposed access works will be subject to a licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with a WSCC Highway Area Engineer.

Parking and Turning

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require two car parking spaces. From inspection of the plans, there does appear to be space within the site to accommodate this parking demand, with space for on-site turning.

I would note that the proposed garage does not meet the minimum internal specifications for a single bay garage of 3m x 6m as outlined in MfS. The LHA would advise that the garage should be enlarged to ensure that modern sized cars can be accommodated inside. However, I would not insist upon this, given there appears to be adequate space for two cars within the proposed driveway, and alternate cycle parking provision is proposed elsewhere on-site.

Sustainability

The site is located in Ashurst Wood, which does provide some local services within walking/cycle distance of the site. East Grinstead to the northwest provides more services and amenities, and is accessible on foot or by cycle. Regular bus services can be caught nearby on Lewes Road, providing regular services into East Grinstead, as well as other towns.

Conclusion

In summary, 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:

Conditions

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.

Informative

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/>

Kyran Schneider
West Sussex County Council – Planning Services