

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	WSSC – Highways Authority
DATE:	10 January 2025
LOCATION:	Equestrian Yard London Road Balcombe West Sussex
SUBJECT:	DM/24/2912 Proposed conversion of stables and timber barn to one residential dwelling and change of use of land to residential curtilage. Amended Plans and Supporting information received 09.01.2025 which include an ownership plan, proposed domestic curtilage plan, Drainage and Tree reports and a Heritage Statement.
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.

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

The Local Highways Authority (LHA) previously provided comments relating to this proposal on 19/12/2024. The applicant has now provided a revised plan showing the red and blue edge property boundaries of the site.

The plans do not materially alter the comments previously issued by the LHA. The access and associated verge remain publicly maintained highway and therefore the advice given suggesting resurfacing of the existing access point to a bound material still stands.

The Local Highway Authority does not consider that the 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.

Please see full details, conditions and informative note issued within the previous report.

Jodie Wilkes
West Sussex County Council – Planning Services