

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanna Fisher
FROM:	Highways, WSCC
DATE:	01/07/2025
LOCATION:	Birch Trees Farm, Cuckfield Road, Ansty, RH17 5AG
SUBJECT:	DM/25/1453 Erection of a dwelling and associated development.
DATE OF SITE VISIT:	N/A
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.

This application seeks Permission in Principle for the erection of a dwelling and associated development. The site is located off Cuckfield Road, an A-classified road subject to a speed restriction of 30 mph in this location.

The plans demonstrate access from Cuckfield Road, via a private access track (maintained as Public Footpath no. 62CR). From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Cuckfield Road. In addition, the addition of a single dwelling would not be anticipated to give rise to a significant material intensification of use of this access.

As per the application type, details have not been provided in regards to dwelling size (number of bedrooms) or internal site layout. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services