

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andy Watt
FROM:	WSCC – Highways Authority
DATE:	13 March 2026
LOCATION:	Moonshine Meadows Land At Grid Reference 528715 121501 Cuckfield Road Ansty West Sussex
SUBJECT:	DM/25/3108 Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces. More information received from Andy Watt's email on 27th February 2026.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

The Highway Authority would not raise an objection to the principle of the proposal and the construction/siting of 5 dwellings and associated car parking at this location.

The access proposed is of satisfactory width - 5.2m to allow for 2 vehicles to pass clear of the highway and there is sufficient room on site for vehicles (including large service vehicles to turn).

An access to the site has been constructed and finished in a bonded material. However, no plans showing vehicle visibility splays from the site along Cuckfield Road have been provided in either this application or in Application DM/1277/20.

Whilst the access appear to have been constructed to a good standard, given the earlier application was refused, can the applicant confirm this has been constructed with permission from and to standards required by, WSCC.

Please request the applicant provides the following:

- A plan showing maximum achievable visibility in both directions from the access. These visibility splays will need to be approved by WSCC and kept clear.
- Confirmation that the access has been constructed to WSCC under the S278/Minor Works Agreement process.
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In conclusion, no objection provided a safe access with sufficient visibility splays can be provided and the access has been constructed in accordance with WSCC standards and procedures.

Please reconsult.

Debbie Farrell
West Sussex County Council – Planning Services