

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSCC – Highways Authority
DATE:	7 November 2025
LOCATION:	Land South Of Hammerwood Road Ashurst Wood West Sussex
SUBJECT:	DM/25/2474 The erection of twelve houses, comprising 4x two bedroom houses, 4x three bedroom houses & 4x four bedroom houses, with associated access (Via Yewhurst Close) and parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC as the County Highway Authority has considered the proposal for 12 residential dwellings on Land south of Hammerwood Road. No objection is raised subject to any conditions attached.

Access

The site will take its access from Yewhurst Close, and existing access from Hammerpond Road which currently serves, 12 residential dwellings. Access into the proposed site will be taken from the western side of Yewhurst Close where there is a large grass verge area.

Visibility Splays from this access will need to be provided in line with Manual for Streets guidance, and given Yewhurst Close is a small cul-de-sac, design speeds of at least 2.4m x 25m for a 20mph speed would be relevant here.

Layout

Site Layout Plan (923:1181/PL100) shows Yewhurst Close has a footway wrapping around its western access which drops into a shared surface however due to the new access being created the plans submitted with this application show the footway, which is provided in tarmac, will be extended in front of the existing car parking spaces and around the northern edge of the new access.

Additionally, a strip of footway will also be provided around the southern edge of the access dropping into both shared surface layouts.

Dropped kerbs and tactile paving should be provided across the access here. The remaining area of the carriageway in the development will be shared surface which would be appropriate for the number of dwellings.

Materials used should in theory be contrasting here so the footway might be in tarmac and the carriageway in block work.

If the layout is to be adopted details of materials etc will be required to meet WSC specifications which can be found at: [Road agreements - West Sussex County Council](#)

Car Parking and Cycle Storage

The WSCC car parking demand calculator has been used to understand the expected car parking demand for this development. The calculator advises a development of this size should provide 32 car parking spaces, and the development is providing 34 spaces. It is noticed that at least 5% of spaces should be provided for disabled users and it is not clear if this has been offered anywhere in the development. As there are 3 parking spaces provided at least 2 of these should be created with space around these for disabled users as per manual for streets guidance.

Cycle parking has also been provided for in the development and a total of 24 spaces are provided, these will be provided in secure sheds in the rear of gardens. Whilst not a planning matter it is noted that EV charging is also provided within the development.

Off-site improvements

A review of the site's location and access to local amenities has been considered and it is noticed that there is a dropped kerb on Hammerwood Road, but no tactile paving is provided and no dropped kerb opposite to connect into. This would mean that people who are blind or with push chairs or mobility issues, may not be able to navigate crossing the road as easily.

This is also likely to be the walking route to the local primary school and it is noticed that the junction of School Lane and Hammerwood Road would benefit from a better crossing here.

Please can the applicant include this as part of the application.

Construction Management Plan

The applicant will need to provide a CMP including the details in the condition below. As the access into the site will be from Yewhurst Close it is important that the CMP is prior to development as this will be shared by the residents of Yewhurst Close.

Alison Meeus
West Sussex County Council – Planning Services

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.