

# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>             | Mid Sussex District Council - FAO: Hamish Evans                                                                                                                                                                   |
| <b>FROM:</b>           | WSSC – Highways Authority                                                                                                                                                                                         |
| <b>DATE:</b>           | 14 July 2025                                                                                                                                                                                                      |
| <b>LOCATION:</b>       | Earthingleigh College Road Haywards Heath RH17 6SA                                                                                                                                                                |
| <b>SUBJECT:</b>        | DM/25/1040<br>Retrospective application for the erection of two new residential dwellings with detached garages, to regularise the proposal following construction changes to what was approved under DM/22/3241. |
| <b>RECOMMENDATION:</b> | More Information                                                                                                                                                                                                  |

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on S73 application to vary and discharge conditions secured under approval DM/22/3241 (LHA not consulted). There have been various variation of condition and NMA applications related to the original application DM/22/0752 (Erection of one detached 5-bedroom dwelling and a pair of semi-detached 5 bed dwellings with associated parking and access from College Road).

## Condition 4 – Road Widening & Vehicle Parking

The access road as built is 3.9m wide rather than approved 4.2m but a passing bay has been included, showing provision for a car to wait. Southern radius of access measures 7m rather than approved 8m. Swept path tracking of fire appliance shows this can still manoeuvre the access and turn within the site. What are the arrangements for refuse collection, if this is within the site can a refuse collection vehicle achieve the same manoeuvre?

Linking footway and uncontrolled crossing of College Road was on approved plans under DM/22/0752 but not yet provided – there is a current s278 agreement (PSI/3820) for the access and thus the Highway Agreements engineer reviewing this has been notified regards the inclusion of the uncontrolled crossing to ensure this is included within any review/technical approval.

## Condition 5 – Visibility Splays

Requires 2.4m x 60m – proposed to amend this to 47m which is in accordance with what was originally secured under DM/22/0752. This was previously considered appropriate and no change to access under what was originally approved thus this change is accepted. Under application DM/22/0752 the applicant proposed to offer land for access and splays up for adoption thus it is presumed that the currently (slightly banked) land not in red edge and not highway boundary is applicant owned but to be transferred to adopted highway for the splays.

Applicant also seeks to discharge condition 3 (cycle parking) and 7 (bin hardstanding collection area). Garages shown are of sufficient dimensions for the bicycle storage shown thus details for condition 3 are acceptable. Bin collection area, from the details shown, is proposed to be from within site and thus point above regards refuse collection vehicle accessing the site would need clarification/ demonstration before condition 7 could be discharged.

## CONCLUSION

In summary the LHA require clarification on refuse collection arrangements and if from within the site, demonstration that such a vehicle can manoeuvre the reduced radii of the access and access road width to access and turn on site.

Please ask the applicant for this additional information and re-consult.

**Katie Kurek**  
**West Sussex County Council – Planning Services**