

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	Highways, WSCC
DATE:	30/01/2025
LOCATION:	Brooklea, 3 West Common, Lindfield, RH16 2AE
SUBJECT:	DM/25/0100 Proposed erection of 1 no. new detached dwelling with car parking served by the existing access, following demolition of an existing garage.
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.

Summary

This application seeks the demolition of an existing garage and erection of one detached residential dwelling. The site is located on West Common, a B-classified road subject to a speed restriction of 30 mph.

Following a review of the submitted plans and application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The existing vehicular access point on West Common will be utilised for this development, shared between the existing and proposed dwellings. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to West Common. Furthermore, the addition of a single dwelling is not anticipated to give rise to a significant material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout or the use of the existing access point, within the vicinity of the site. Therefore, there is no evidence to suggest the existing access point has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Parking and Turning

A driveway providing three off-street car parking spaces has been demonstrated in the plans to serve the proposed dwelling, and this would be in accordance with WSCC Parking Standards for a dwelling of this size and location. An existing driveway with space for at least two off-street car parking spaces will be retained for the existing dwelling. From inspection of the plans, on-site turning appears achievable, allowing cars to exit in a forward gear.

No details regarding cycle parking provision have been provided. The LHA would request that secure and covered cycle parking provision for at least two bicycles be provided for the proposed dwelling in accordance with WSCC Parking Standards.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular bus services available nearby on West Common. Haywards Heath Railway Station is located approximately 800m west of the site.

Conclusion

In summary, the LHA does not consider that this 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.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services