

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSCC – Highways Authority
DATE:	2 December 2025
LOCATION:	Land Adj. To 48 Wickham Way Haywards Heath West Sussex RH16 1UQ
SUBJECT:	DM/25/2884 Erection of a dwelling house on land adj to 48 Wickham including solar panels to the roof
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the erection of a dwelling house on land adj to 48 Wickham including solar panels to the roof. The site is located on Wickham Way, a privately maintained road, as such these comments are considered advice only. The nearest publicly maintained highway is at College Road, an un-classified road subject to a speed limit of 30mph.

The proposal is for a four-bedroom dwelling, which will utilise the existing site access off Wickham Way. The proposed driveway appears to provide sufficient space for at least three parking spaces to be accommodated, in accordance with WSCC guidance. There appears to be sufficient space for vehicles to turn on site and exit onto the public highway in a forward gear.

The site sustainably located within walking distance of Haywards Heath Train station, bus stops and shops and services within Haywards Heath. The applicant proposes secure and covered cycle storage within the existing shed to encourage sustainable transport methods.

Conclusion

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 conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

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

Nicola Elliott

West Sussex County Council – Planning Services