

West Sussex County Council - Planning Consultation Response



To: Mid Sussex District Council

Date: 7 October 2026

FAO: Katherine Williams

From: WSCC - Highways Authority

LPA Reference: DM/26/1377

Location: Land At Mill Lane Sayers

Common

West Sussex

Proposal: Proposal for 9 new build homes. (Amended plans and information received 15.09.2026, 11.08.2026 and 28.07.2026)

Date of Site Visit:

Recommendation: No Objection

-
- 1.1 The Local Highway Authority (LHA) has reviewed the information submitted in support of the current application, it appears that no further highway-relevant information has been provided by the applicant which would alter the conclusions reached in the LHA's previous consultation response in respect of this site (dated 11th August 2026).
 - 1.2 The LHA previously considered the proposed access arrangements, including the proximity of the access to the adjacent roundabout, the available visibility and the proposed restriction of vehicles exiting the development to a left-turn-only movement. The submitted information demonstrated visibility in excess of 100 metres to the east, with the existing hedge line/tree line to be maintained and set back where necessary to preserve the required visibility.
 - 1.3 The LHA also previously considered the potential for vehicles exiting the development to undertake a right-turn manoeuvre, given that the existing crossover is approximately 13.5 metres from the adjacent roundabout. The proposed left-turn-only arrangement was considered to address this concern. The detailed design of the access, including whether the highway geometry is required to physically reinforce the left-turn-only arrangement, would be agreed with the LHA through the Section 278 process.
 - 1.4 In the absence of any material change to the proposal or any additional highway information which would alter the LHA's previous assessment, the LHA maintains its previous position and raises no objection to the proposal from a highway safety and capacity perspective.

Recommendation

The LHA advises that the previously recommended conditions relating to the vehicular access, including the left-turn-only arrangement, visibility splays and associated highway works, together with the pedestrian access and cycle parking, should continue to be secured as appropriate.

Any works within the public highway, including alterations to the existing access and works associated with the pedestrian connection, will require the applicant to enter into an appropriate agreement with West Sussex County Council under Section 278 of the Highways Act 1980

Emma Avis

West Sussex County Council – Planning Services (Highways)