

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	Highways, WSCC
DATE:	03/07/2026
LOCATION:	Alders Farm, Brighton Road, Hurstpierpoint, BN6 9EE
SUBJECT:	DM/26/1424 Demolition of agricultural building and replacement with single residential dwelling with associated garage.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of agricultural building and replacement with a single residential dwelling with associated garage. The site is located on Brighton Road, a B-classified road subject to national speed limit in this location.

The site is served by an existing vehicle access point on Brighton Road, and no alterations are proposed to this existing access arrangement for this development. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Brighton Road. In addition, the proposals are not anticipated to give rise to a 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 collisions within the vicinity of the existing access point on Brighton Road. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Regarding vehicle parking, the site will be provided with hardstanding and a double-bay garage. From inspection of the plans, the proposed hardstanding appears to be of sufficient size to provide a suitable amount of vehicle parking provision in accordance with WSCC Parking Standards, with space for on-site turning to be achievable.

I would note that the proposed double-bay garage falls short of the minimum internal specifications for double-bay garages of 6m x 6m as outlined in Manual for Streets (MfS). As such, the proposed garage may be too small to accommodate modern sized cars, so the applicant is advised to enlarge the garage internally to at least 6m x 6m to ensure this is achievable. Though given there is sufficient parking provision elsewhere on-site, I would not insist upon this.

The site is located approximately 1.6km south of Hurstpierpoint, which provides local services, amenities and public transport links to larger urban areas. The site does benefit from good Public Rights of Way connections into Hurstpierpoint, providing viable walking routes. Brighton Road lacks footways and street lighting in this location, so cycling would remain a viable option, but for those more confident and experienced. The LPA may wish to secure cycle parking provision if they deem it appropriate to do so.

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.

Kyran Schneider
West Sussex County Council – Planning Services