

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	Highways, WSCC
DATE:	03/10/2025
LOCATION:	6 Highfields, Brighton Road, Warninglid, RH17 5SY
SUBJECT:	DM/25/2373 Outline planning permission with all matters reserved for the construction of four detached dwellings with garages.
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.

This application is outline with all matters reserved for the construction of four detached dwellings. The site is located off Brighton Road, an unclassified road subject to national speed limit.

Access is a reserved matter, although the indicative plans suggest access will be achieved utilising the approved access on Brighton Road. WSCC as Local Highway Authority (LHA) assessed and approved this access for application DM/25/0761. Its use for four additional dwellings would be considered acceptable by the LHA.

A shared driveway will connect the maintained highway to the application site. Having inspected the submitted plan, this shared driveway appears of suitable width for two cars to pass one another. The applicant is advised to demonstrate that refuse vehicles and fire appliances can access and egress the site safely using this shared driveway at reserved matters stage.

Whilst a reserved matter, the indicative plans demonstrate the internal site layout. In principle, the site layout as shown on the plans appears acceptable, although the LHA would request that on-site turning be demonstrated at reserved matters stage. Car and cycle parking provision should also be demonstrated in accordance with WSCC Parking Standards.

In summary, the LHA does not consider that the principle of 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