

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	WSCC – Highways Authority
DATE:	5 September 2025
LOCATION:	North Haven Fox Hill Haywards Heath West Sussex RH16 4QY
SUBJECT:	DM/25/2041 Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage
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 1 new detached 4-bed dwelling and positioning of the existing access central to the plot frontage. The site is located on Fox Hill a B-classified road subject to a speed limit of 30mph.

The existing access is proposed to be re-sited a few metres southeast of its existing location. Visibility at the proposed access appears to be similar to that of the existing access. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents at the existing access and as such, there is no evidence to suggest that the access is operating unsafely, or that the proposed repositioned access, or addition of a single dwelling, would exacerbate an existing safety concern.

A license will be required for the proposed access works and the access must be constructed to a specification agreed with the WSCC Area Engineer. An informative is added below.

Five parking spaces are proposed for the site, two for the existing dwelling and three for the proposed dwelling. This provision is considered sufficient for a development of this size and location. Space is available on site for vehicles to turn and exit onto the public highway in a forward gear.

The site is sustainably located within an established residential area, with bus stops and other services within walking distance. Secure and covered cycle storage should be provided for the proposed dwelling, to encourage alternatives to the private car. Details of this can be secured via condition.

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 and informative should be applied:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan.

Reason: In the interests of road safety.

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 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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Nicola Elliott
West Sussex County Council – Planning Services