

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSSC – Highways Authority
DATE:	24 September 2025
LOCATION:	Annexe 38 Fairway Copthorne West Sussex RH10 3QA
SUBJECT:	DM/25/1770 Retrospective application for the creation of a new residential unit to be used as short term holidays lets.
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 retrospective change of use from residential annexe to holiday let use. The site is located on Fairway, an un-classified road subject to a speed limit of 30mph.

The planning statement indicates that the annexe has been present on site for several years and has been utilised for holiday let accommodation for the past year. This application would regularise the use as a holiday let. There is no vehicular access to the site, and as such, vehicle parking associated with the holiday let use would be via on-street provision. The LHA would anticipate that the use would generate a parking requirement of one space. The LHA would not raise any highway safety concerns to the proposed nil parking provision; however, the LPA may wish to consider the potential impacts of additional on-street parking from an amenity point of view.

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.

Nicola Elliott
West Sussex County Council – Planning Services