

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSCC – Highways Authority
DATE:	27 April 2026
LOCATION:	Costells, Church Road, Scaynes Hill, Haywards Heath, RH17 7NH
SUBJECT:	DM/26/0839 The proposal seeks the residential conversion of the existing barn and stables at Costells.
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.

The proposal seeks the residential conversion of the existing barn and stables at Costells. The site is located on a private track, consequently these comments are for your advice only. The private track adjoins the public highway at Church Road, a C-classified road subject to a speed restriction of 30 mph in this location. Part of the private track used to the access the site is maintained as Public Footpath No. 38LR_1 so the LPA may wish to consult separately with the WSCC Public Rights of Way Team.

The existing access arrangements will be unaffected by the proposals. As this application is for a single dwelling only, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals two recorded collisions within the vicinity of the existing access point onto Church Road. However, they were not attributed to the use of the existing access. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

The applicant proposes three car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking area is suitably sized and on-site turning appears achievable. No details have been given regarding cycle parking. The LPA may wish to secure cycle parking provision be provided in accordance with WSCC Parking Standards via suitably worded conditions.

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.

Liz Corcoran
West Sussex County Council – Planning Services