

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	WSCC – Highways Authority
DATE:	11 March 2025
LOCATION:	Dumbrells, Church Platt Somners And The Friary, South Street Cuckfield Haywards Heath West Sussex
SUBJECT:	DM/24/2865 Proposed alterations to rear extension of the Friary previously abutting former Dumbrells. Proposed incorporation of remaining former Dumbrells into Somners with new internal doorways for access. Proposed replacement single storey dwelling (Dumbrells) and associated landscape works.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The site is accessed via Church Platt, a residential D class road in Cuckfield subject to 30mph speed restrictions. Church Platt is a residential cul-du-sac which serves a number of dwellings as well as parking for a nearby pub, an old school house building and a church. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is currently operating unsafely.

The Local Highways Authority (LHA) was previously consulted on matters at this location under planning application DM/21/3940 which sought demolition of existing dwelling and various outbuildings/existing garage and provision of new replacement 3no bedroom dwelling and detached double garage and shed. No highways safety concerns were raised to this proposal; however, the application was withdrawn by the applicant.

Access

The site benefits from an existing access point, which remains unchanged from that of a previously approved application DM/18/3863 to which the Local Highways Authority does not appear to have been consulted. The gated access appears to open externally of the site. It does appear from the submitted plans that the pedestrian gate may therefore slightly overhang onto the publicly maintained highway whilst fully open. There would be benefit to the gates opening into the site, as there would be less opportunity for conflict/obstructions to access and would allow approaching vehicles to pull right up to the gate

whilst operated and allow other highway users to continue along Church Platt. The LPA may wish to consider this matter from an amenity perspective also.

Parking

The parking area proposed is large enough to accommodate 2 parking spaces with a designated turning head. This appears to be a workable solution and sufficient to serve the likely demand. The parking area is proposed to be constructed from pea shingle and a geocell system, which should serve as to prevent overspill shingle being dragged into the publicly maintained highway.

Secure and covered cycle parking has not been shown within the associated documentation. LPA may wish to consider securing this using a suitably worded condition advised below.

Conclusion

The Local Highways Authority 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.

Conditions

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.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes

West Sussex County Council – Planning Services