

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:Andy Watt
FROM:	WSCC – Highways Authority
DATE:	3 April 2026
LOCATION:	Site Of Former East Lodge Farm, Malthouse Lane, Hurstpierpoint, West Sussex
SUBJECT:	DM/25/1921 Proposal for 7 new build houses. Corrected address. More information received from Andy Watt's email on 7th October 2025. More information received on 20th March 2026.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Further to our previous comments the applicant has provided a plan (Malthouse Lane 1739 3.010_RevB) which shows the visibility splays drawn to the kerb edge adjacent to the site access. These are shown as 94.2m in the leading direction and 86.8m in the trailing direction. The existing hedgeline will be maintained and set back from the edge of the carriageway to provide optimal visibility. Whilst a higher level of visibility is usually required for a road with a national speed restriction, the access is existing and is in constant use. The proposal for 7 dwelling is not likely to generate a significant level of increase use so as to have a detrimental impact on highway safety.

The secondary access into the proposed development has been improved as it has been moved away from the existing access and a stop line has been introduced to give priority to incoming vehicles. Maximum visibility (as shown by blue hashed line on the plan) will need to be maintained to ensure vehicles moving off the stop line and into the access can see approaching traffic about to ingress the site.

No highway objection

Debbie Farrell
West Sussex County Council – Planning Services