

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	WSCC – Highways Authority
DATE:	6 November 2025
LOCATION:	Kilnwood Apartments Rocky Lane Haywards Heath West Sussex
SUBJECT:	DM/25/2720 Proposed 6 two-bedroom apartments within a 3- storey apartment block.
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 6 two-bedroom apartments within a 3-storey apartment block. The site is located on Rocky Lane, a un-classified road subject to a speed limit of 30mph.

The LHA has been consulted on several applications at this site, including for the original Outline and Reserved Matters application for the site, but most recently three applications (DM/19/4731 – 5 additional dwellings, DM/20/3456 – 9 additional dwellings and DM/21/3763 - 9 additional dwellings) in this location. The LHA did not raise highways safety concerns to the proposals however; the latest three applications were refused by the LPA on separate grounds.

Details of site access have been assessed previously and the LHA is satisfied that the existing site access is sufficient and that the proposal will not result in a material intensification of use of the access.

From an inspection of the site history, it appears that the existing 30 flats on site were originally approved with 41 parking spaces. An addition of 14 x spaces were approved by the Local Planning Authority (LPA) totalling 55 spaces for the 30 flats.

Plans indicate that this proposal would result in the loss of 5 existing parking spaces, with a total of 50 spaces retained for 36 flats.

The application is supported by a Transport Technical Note which references (and extrapolates for the current application) the WSCC parking demand calculations based upon 2017 calculations. It should be noted that the WSCC Guidance on Parking at New Developments and the WSCC Parking Demand Calculator was revised in 2020. As such, the parking requirements for 36 x 2-bedroom dwellings are as follows:

- 40 spaces if all spaces are unallocated
- 48 spaces if every dwelling has one allocated space

The proposed 50 space provision is considered sufficient for the proposal. No additional cycle parking provision is proposed, the dwellings will have use of the existing 64-space provision. This is considered sufficient for the total 36 flats on site.

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 should be applied:

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

Nicola Elliott
West Sussex County Council – Planning Services