

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	WSCC – Highways Authority
DATE:	17 March 2026
LOCATION:	Oak Tree Caravan, Bishopstone Lane, Haywards Heath, West Sussex, RH17 5AR
SUBJECT:	DM/26/0171 Replace existing caravan and 2x outbuildings with new permanent dwelling.
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 proposal is to replace existing caravan and 2x outbuildings with new permanent dwelling. The site is located on Bishopstone Lane, an unclassified road subject to national speed limit. Public Bridleway no. HSC/12HU runs along part of the site, therefore the LPA may wish to consult WSCC Public Rights of Way for comment also. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

There are no proposed changes to the existing access point onto Bishopstone Lane. As this application is for the replacement of a caravan with a single dwelling, the LHA does not anticipate that the proposals would give rise to a material intensification of use of the existing access.

The applicant proposes two 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 two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

A garage will be lost as part of the proposals; however, from inspection of the plans, the proposed parking area is suitably sized and on-site turning appears achievable. Regarding cycle parking, the applicant has demonstrated a cycle store which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

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 condition should be applied:

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.

Liz Corcoran
West Sussex County Council – Planning Services