

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Catherine Cardin
FROM:	WSCC – Highways Authority
DATE:	9 January 2026
LOCATION:	Cottage Homes Church Platt Haywards Heath RH17 5LA
SUBJECT:	DM/25/3209 Demolish the existing single storey flat roof rear extensions and first floor flat roof dormer windows. Erection of 1 1/2 storey rear extensions on the footprints of the existing single storey extensions and erection of replacement dormer windows. Refurbishment of the existing flats and erection of a 1 1/2 storey southern side extension to provide two additional 1 bed flats.
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 to demolish the existing single storey flat roof rear extensions and first floor flat roof dormer windows. Erection of 1 1/2 storey rear extensions on the footprints of the existing single storey extensions and erection of replacement dormer windows. Refurbishment of the existing flats and erection of a 1 1/2 storey southern side extension to provide two additional 1 bed flats. The site is located on Church Platt, a no-through unclassified road subject to a speed limit of 30mph.

The proposal would result in two additional one-bedroom flats on site. No existing off-street parking provision is provided for the existing flats and this proposal does not alter the existing arrangement. As such, a nil car parking provision is proposed for the new development. Under the WSCC Car Parking Standards, two car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is located within walking distance of the centre of Cuckfield, providing a number of local shops ad services. Secure and covered cycle storage is provided within the existing communal outbuilding as per the existing on-site arrangement.

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.

Nicola Elliott
West Sussex County Council – Planning Services