

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Andrew Watt
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	31 October 2025
<b>LOCATION:</b>	Land At Hurstpierpoint College Malthouse Lane Hurstpierpoint West Sussex
<b>SUBJECT:</b>	DM/25/2616 Erection of four residential dwellings (2 no. two-bedroom and 2 no. three-bedroom staff accommodation units) with associated parking, landscaping, access improvements, and sustainable drainage measures, on land east of Malthouse Lane.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application is for the erection of four residential dwellings (2 no. two-bedroom and 2 no. three-bedroom staff accommodation units) with associated parking, landscaping, access improvements, and sustainable drainage measures, on land east of Malthouse Lane. The site is located on a private shared driveway off of Malthouse Lane, a C-classified road subject to a speed limit of 20mph.

The proposed dwellings would be accessed via the existing shared access which currently appears to serve a block of four flats and a single dwelling. The proposal intends to widen part of the existing accessway within the site, to provide sufficient space for two vehicles to park in the entrance to the site. The existing gate is proposed to be widened also. As all access works are proposed within the applicant's land, no S278 agreement is required to be entered into with WSSC. A passing place is provided within the internal accessway also.

Eleven parking spaces are proposed to be provided on site. It appears that this will be a formalisation of the existing parking area serving the existing four flats. The WSSC car parking demand calculator expects that 9 parking spaces would be required on site for the proposed four dwellings (including visitor parking provision). The number of bedrooms within each existing flat is not known - on the assumption that these are one-bedroom flats, there would be a requirement for 15 spaces to serve the existing and proposed development (inclusive of visitor parking provision). As such, there may be a shortfall of four parking spaces for the wider site. However, weight is given to the fact that the proposed staff accommodation units are within close proximity to the College and as such vehicle ownership/use may be lower than that of typical dwellings. The LPA may wish to consider the potential for overspill parking within the site from an amenity point of view.

There is space on site for vehicles to turn on site and enter onto the public highway in a forward gear. Cycling is a viable option within the vicinity. Each proposed dwelling is provided with a shed within the rear garden, to provide secure and covered cycle storage.

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

*Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Nicola Elliott**  
**West Sussex County Council – Planning Services**