

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andy Watt
FROM:	WSSC – Highways Authority
DATE:	20 March 2025
LOCATION:	Holmsted Farm Staplefield Road Cuckfield Haywards Heath West Sussex RH17 5JF
SUBJECT:	DM/25/0345 Erection of a mixed-use commercial building for a flexible commercial use of Class E(g) ((i) Offices to carry out any operational or administrative functions, (ii) Research and development of products or processes and (iii) Industrial processes) and B8 Storage or distribution.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary and Context

The proposals will be accessed from the B2114 (Holmsted Hill) which is located to the west of Cuckfield village, the road serves a number of industrial and commercial outlets. The road is subject to a 60-mph speed limit in this location. The proposed development is for a proposed storage building of 277.29sqm under a B8 use class. The highway aspects of the proposals are supported by way of a Transport Assessment (TA).

Access and Visibility

The site does have an existing vehicular access onto Holmsted Hill, no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Holmsted Hill from the existing point are considered acceptable.

A review of the access onto Holmsted Hill indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity

Via the Trip Rate Information Computer System (TRICS) the TA has demonstrated that the proposed use would generate up to 1 two-way trips in any one hour, with a maximum of 15 two-way trips in the standard weekday peak periods (08:00am-09:00am and 17:00pm-18:00pm). The LHA would not raise a capacity concern with the anticipated amount of additional vehicular movements onto the local network.

Parking and Layout

The proposed parking of 4 spaces is considered acceptable. The LHA are not aware of that the previous use resulted in excess parking onto Hornshill Lane; it is considered unlikely that there would be an increase in on-street parking as a result of this proposal. Cycle parking will be provided in accordance with the LHA's parameters.

Servicing and refuse collection will take place from the farm access adjacent to the building, as per the existing arrangement for the site. There appears to be sufficient space for larger vehicle types to enter the site, turn and exit onto the public highway in a forward gear.

Sustainability

The submitted TA does look at sustainable transport options within the vicinity. There are two bus stops to the south of the site with connections to Crawley. Realistically given the type of use, the majority of visits would be via the car. However as previously stated the proposal is not anticipated to result in a material increase in traffic movements over the permitted and historic uses.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

Car parking space

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

Jamie Brown

West Sussex County Council – Planning Services