

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	WSCC – Highways Authority
DATE:	3 October 2025
LOCATION:	Birch Trees Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AG
SUBJECT:	DM/25/2332 Erection of a single 3no bedroom dwelling and associated development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application seeks the erection of a single 3no bedroom dwelling and associated development at Birch Trees Farm, Cuckfield Road.

Cuckfield Road is an A-classified road in Haywards Heath subject to a speed restriction of 30 mph in this location.

The Local Highways Authority has been consulted previously on matters at this location under DM/25/1453 which sought for permission in principle for erection of a dwelling and associated development, to which the Local Highways Authority raised no highways safety concerns and was permitted by the Local Planning Authority.

As previously, under DM/25/1453, the plans demonstrate access from Cuckfield Road, via a private access track (maintained as Public Footpath no. 62CR). From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Cuckfield Road. In addition, the addition of a single dwelling would not be anticipated to give rise to a significant material intensification of use of this access.

This application now specifies the size of the proposed dwelling which has been approved in principle. From the number of bedrooms proposed for a dwelling, WSCC can calculate the anticipated parking demand. I have consulted the WSCC Parking Demand Calculator which has outlined that, for a three-bedroom property at this location, it is anticipated there would be a requirement for 3 parking spaces to satisfy the likely demand.

From observation of the plans provided, two spaces have been demonstrated within the site curtilage, however there appears sufficient space to accommodate the likely parking demand generated by this proposal within the available space, without causing overspill onto the private lane or Publicly Maintained Highway at this location.

It has been demonstrated that an existing shed will be used to accommodate cycle parking to serve the property. Should planning consent be obtained for this proposal, secure and covered cycle storage should be sealed alongside it via planning condition.

The Planning Authority is advised to seek comments from the WSCC PROW team regarding this proposal and impacts upon Footpath: ANS/62CR/1

The Local Highway Authority does not consider that the 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.

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 plans and details 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.

Jodie Wilkes

West Sussex County Council – Planning Services