

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Hamish Evans
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	04/02/2026
<b>LOCATION:</b>	Land Adj. To Hounds Cottage, Wall Hill Road, Ashurst Wood
<b>SUBJECT:</b>	DM/26/0064 3-bedroom house with single-storey detached garage and associated access and landscaping
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

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

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a three-bedroom residential dwelling with detached garage, associated access and landscaping.

The site is located on Wall Hill Road, a C-classified road subject to a speed restriction of 30 mph in this location. The existing vehicle access point is to be utilised, forming a shared driveway with Hounds' Cottage. The LHA does not anticipate that the addition of a single dwelling would give rise to a significant material intensification of use of the existing vehicle access point or local highway network.

From inspection of the plans, provision for at least three car parking spaces is proposed, in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear. The proposed garage is also suitably sized to accommodate bicycles.

The site is situated within walking/cycle distance of local services and amenities within Ashurst Wood, and would be considered sustainable. Cycling is a viable form of transport in the local area, and nearby bus stops on Wall Hill Road/Hammerwood Road provide regular services to larger urban areas.

In summary, 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

*Construction Management Plan*

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**