

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSCC – Highways Authority
DATE:	8 September 2026
LOCATION:	Graftons Brighton Road Haywards Heath RH17 5SU
SUBJECT:	DM/26/2018 Outline application for the erection of one Self-build dwelling with all matters reserved except access.
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.

History

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. DM/22/2204 which also sought for *outline application for the proposed erection of 1no. self-build dwelling, retention of existing vehicular access. All matters to be reserved apart from access.* No objections were raised to this proposal by the Highway Authority; the application was however refused by the LPA on matters unrelated to Highway Safety. This application is a resubmission of the previous proposal.

Access

Vehicular entry to the site is via an existing bell mouth access which currently serves Graftons. There are no proposed alterations to the existing access proposed alongside this application.

From observation of data supplied to WSCC by Sussex Police over a 5-year period, there have been no recorded collisions at the site access or within proximity of the access, along Brighton Road, to flag an existing concern with the operation of the Highway network at this point or with the operation of the residential access.

Brighton Road is a D class road subject to national speed restrictions, however, approx. 60m south of the proposed site access, Brighton Road comes to an end. It is not considered that traffic flows would be high at this point, nor would vehicles be anticipated to be travelling at the posted speed limit.

The presence of wide footway and verge fronting the property boundary enables good visibility of oncoming vehicles along Brighton Road for the anticipated road speeds at this location.

Reserved Matters

Alongside any Full or Reserved Matters application at this location, the Local Highway Authority would expect details provided relating to the parking provisions for both properties- in line with WSCC parking standards, including any provisions for turning on site. Secure and Covered Cycle Parking, to promote sustainable alternatives to the use of a domestic vehicle.

Conclusion

The Local Highway Authority does not consider that this outline proposal for a single self-build dwelling 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.

Jodie Wilkes
West Sussex County Council – Planning Services