

West Sussex County Council - Planning Consultation Response



To: Mid Sussex District Council

Date: 6 October 2026

FAO: Anna Tidey

From: WSCC - Highways Authority

LPA Reference: DM/26/2179

Location: Pots & Pithoi, East Street, Turners Hill, RH10 4QA

Proposal: Variation of conditions 2 and 3 relating to planning application DM/16/0024 to extend opening hours for Christmas shopping and hosting private functions.

Date of Site Visit: N/A (Site known to officer)

Recommendation: Advice

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 variation of Conditions 2 and 3 of DM/16/0024 to extend opening hours for Christmas shopping and hosting private functions. The site is located on East Street, a B-classified road subject to a speed restriction of 40 mph in this location.

I note that the LHA has been in receipt of comments from MSDC Councillors in respect of the application proposals, of which the LHA has acknowledged and taken into consideration as part of this assessment.

The proposals seek a change to the standard opening hours:

- Existing: Mon-Sat 09:00-17:00 and Sun 10:00-16:00
- Proposed: Mon-Sun 09:00-17:00

In addition to the above, the proposals seek to increase opening hours during November and December for Christmas shopping, remaining open until 20:00 during these months, and also provide opportunities to host private trade tours and events for small groups. Whilst the LHA would expect an increase in vehicle movements during these proposed times/events, the LHA does not anticipate that this would give rise to an adverse impact on highway safety or capacity in this location.

No alterations are proposed to the existing vehicular access arrangements. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on East Street. Additionally, I have reviewed five-year collision data, which reveals no recorded collisions attributed to road layout within the vicinity of the site – therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Parking and turning arrangements appear to remain as existing, and would be considered sufficient to serve the proposed use.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Kyran Schneider

West Sussex County Council – Planning Services (Highways)