

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Susan Dubberley
FROM:	Highways, WSCC
DATE:	30/07/2025
LOCATION:	Shellbrook, High Street, Ardingly, RH17 6TG
SUBJECT:	DM/25/1016 Demolition of existing dwelling and erection of replacement dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the demolition of existing dwelling and erection of a replacement dwelling. The site is located on High Street, a B-classified road subject to a speed restriction of 30 mph in this location.

For context, WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DM/22/0547 (*Demolition of existing dwelling and replace with new 4 bedroom dwelling*), of which no highway safety concerns were raised. This application was withdrawn.

For the current submission, the existing vehicle access point on High Street is to be utilised, with no alterations to this arrangement proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on High Street.

As this application seeks a replacement dwelling only, the proposals are not anticipated to give rise to a material intensification of use of the existing vehicle access point on High Street.

Regarding parking, a double-bay garage is proposed, with a driveway/turning area fronting the proposed dwelling. The proposed car parking provision would be in accordance with WSCC Parking Standards for a dwelling of this size. The garage can be utilised for the secure storage of bicycles.

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.

Kyran Schneider
West Sussex County Council – Planning Services