

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	Highways, WSCC
DATE:	14/09/2026
LOCATION:	8A Highfields, Brighton Road, Warninglid, RH17 5SY
SUBJECT:	DM/26/1759 Retrospective application for a single storey 3-bed self build detached dwelling, cycle storage building and associated parking.
DATE OF SITE VISIT:	N/A
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 retrospective erection of a single storey three-bedroom detached self-build dwelling, with cycle storage building and associated parking.

The existing vehicle access point on Brighton Road is to be utilised for this development. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Brighton Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of the existing access point.

Regarding parking, two car parking spaces are proposed to serve this dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there does appear to be space on-site to accommodate a third car parking space if needed. On-site turning also appears achievable, allowing cars to exit the site in a forward gear. Cycle parking has also been demonstrated to the satisfaction of the LHA.

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