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Sent: 24 September 2026 18:16:48 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DM/26/1963

TO:	Mid Sussex District Council - The Local Planning Authority (LPA) Planning officer: Stefan Galyas
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Land Between Edwin Street And Hammonds Ridge Burgess Hill West Sussex
SUBJECT:	DM/26/1963 - Construction of 9 No. residential dwellings, including associated parking and landscaping. Amended plans and supporting details received 24/09/2026.
DATE OF SITE VISIT:	
RECOMMENDATION:	More Information Required

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The Local Highway Authority (LHA) has reviewed the submitted Transport Statement prepared by iTransport, dated 27 July 2026, together with the proposed site layout and associated vehicle tracking information.

The proposal comprises the construction of nine residential dwellings (six three-bedroom and three four-bedroom dwellings).

The proposed development would utilise the existing vehicular access from Edwin Street to serve the internal parking and manoeuvring area. The proposed site layout also includes individual driveway parking spaces associated with dwellings fronting Hammonds Ridge, which would be accessed directly from Hammonds Ridge.

Access Arrangements

The application site forms part of the wider residential development permitted under planning application **DM/17/0205**, which comprised 51 dwellings. The application site was identified as land for future community use under that permission, with an access provided to serve a future intensification of the site.

The Transport Statement advises that the existing access from Edwin Street was designed and constructed as part of the wider housing development and that the internal street network, including the access serving the community-use parcel, was previously agreed with WSCC.

Edwin Street is described within the Transport Statement as a two-way residential road subject to a 20mph speed limit, varying between approximately 5.0m and 6.0m in width. The section from which the site is accessed operates as a shared surface. Hammonds Ridge is similarly residential in character and is stated to vary between approximately 5.0m and 6.0m in width.

The LHA raises no objection in principle to the continued use of the existing Edwin Street access to serve the proposed development.

Parking and Vehicle Manoeuvring

The Transport Statement identifies the site as falling within Parking Behaviour Zone 4 and calculates an expected parking demand of 18 spaces for the proposed dwelling mix. A total of 21 car parking spaces are proposed.

The quantum of parking proposed is therefore considered acceptable in principle.

However, consideration must also be given to the functionality and accessibility of the proposed parking spaces, particularly those accessed directly from Hammonds Ridge.

The Transport Statement refers to drawing ITB220005-GA-003, which provides swept path analysis for vehicles accessing and egressing the proposed parking spaces.

Having reviewed the submitted tracking, the LHA notes that the manoeuvres associated with the driveway spaces accessed directly from Hammonds Ridge appear to have been undertaken on the basis that the carriageway opposite the driveways is unobstructed.

On-street parking takes place on Hammonds Ridge opposite the proposed driveway accesses. Given that Hammonds Ridge is stated to vary between approximately 5.0m and 6.0m in width, vehicles parked opposite the proposed driveways would reduce the effective carriageway width available for vehicles entering and leaving these spaces.

The submitted tracking therefore does not currently demonstrate the operation of these parking spaces under the more constrained conditions that could reasonably occur when vehicles are parked on the opposite side of Hammonds Ridge.

The LHA consequently requests revised swept path analysis for all proposed parking spaces accessed directly from Hammonds Ridge. The revised tracking should:

- demonstrate vehicles entering and exiting the proposed driveway spaces with representative vehicles parked on the opposite side of Hammonds Ridge;
- demonstrate that the spaces can be accessed and exited satisfactorily without conflict with those parked vehicles; and
- demonstrate that the arrangement would not result in inappropriate or excessive manoeuvring.

The tracking should use an appropriately sized representative vehicle.

Servicing and Emergency Access

The submitted Transport Statement includes swept path analysis for a 10.5m Dennis Eagle refuse vehicle **and a 7.9m pumping appliance**. The submitted drawings demonstrate these vehicles accessing the site from Edwin Street, manoeuvring within the site and exiting in forward gear.

The LHA raises no objection to these arrangements on the basis of the information submitted.

Trip Generation and Highway Impact

The Transport Statement uses residential trip rates previously derived in association with planning application DM/17/0205 to assess the anticipated traffic generation of the nine dwellings.

The development is forecast to generate approximately **six two-way vehicle movements** during the AM peak hour and five during the PM peak hour, equivalent to approximately one two-way movement every ten minutes during the peak periods.

Given the scale of the development and the modest number of additional vehicle movements forecast, the LHA does not consider that the proposal would result in a material impact upon the capacity or operation of the surrounding highway network.

Highway Safety

The Transport Statement includes a review of personal injury collision data covering the five-year period 2020–2024. No recorded collisions are identified within the immediate vicinity of the site during this period.

On the basis of the information submitted, the LHA has not identified an existing collision pattern within the immediate vicinity of the site that would indicate a specific highway safety concern associated with the principle of the development.

Cycle Parking

The Transport Statement identifies a requirement for two cycle parking spaces per dwelling, resulting in a minimum requirement for **18 cycle parking spaces**.

Appropriate secure and covered cycle parking should be provided for each dwelling and secured through an appropriately worded condition should planning permission be granted.

Sustainable Transport

The site is situated within an established residential area and benefits from pedestrian connections into the surrounding network. The Transport Statement identifies the nearest bus

stops at Burgess Hill Tesco, approximately 350m from the site, while Burgess Hill railway station is approximately 1.9km away.

The site also benefits from access to local retail, employment, recreation and other facilities within walking and cycling distance.

Conclusion – Further Information Required

The LHA raises no objection in principle to the proposed residential development or the continued use of the existing Edwin Street access. The anticipated level of additional traffic is modest, and the proposed quantum of car parking is considered acceptable.

However, the proposed development also includes driveway parking spaces accessed directly from Hammonds Ridge. The submitted swept path analysis does not demonstrate the operation of these spaces with vehicles parked on the opposite side of Hammonds Ridge.

Given the width of Hammonds Ridge and the presence of on-street parking opposite the proposed accesses, the LHA is not presently satisfied that sufficient information has been provided to demonstrate that these spaces can be conveniently and safely accessed under reasonably foreseeable highway conditions.

The applicant is therefore requested to submit revised vehicle tracking demonstrating vehicles entering and exiting all parking spaces accessed directly from Hammonds Ridge with representative vehicles parked on the opposite side of the carriageway.

The LHA will provide further comments upon receipt and review of this information.

Emma Avis (MCIHT) - Planner County Highways (Development Management) - Planning Services

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