

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	Highways, WSCC
DATE:	07/10/2025
LOCATION:	Land Adj. To Barn Cottage, Cuckfield Road, Ansty, RH17 5AG
SUBJECT:	DM/25/1050 Proposal to erect a single four-bedroom house in land adjoining Barn Cottage.
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 erection of a single four-bedroom dwelling on land adjoining Barn Cottage. The site is located off Cuckfield Road, a B-classified road subject to a speed restriction of 30 mph.

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

Regarding parking, the proposed driveway appears of suitable size to accommodate three car parking spaces, as per the requirements for a dwelling of this size and location under WSCC Parking Standards. I do note that the proposed off-street parking area appears quite cramped, meaning on-site turning may only be achievable using multi-point manoeuvres. If three cars are parked here, on-site turning may become obstructed and therefore not achievable. It may be the case that vehicles may have to reverse out of the site instead. Whilst not a highway safety concern, the LPA may wish to consider this an amenity consideration.

No details of cycle parking provision have been provided. Cycling is a viable option in the area, and the LHA would request that secure and covered cycle storage space be provided for at least two bicycles in accordance with WSCC Parking Standards.

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services