

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	Highways, WSCC
DATE:	14/07/2026
LOCATION:	Land At East Mascalls Lane, Lindfield
SUBJECT:	DM/26/1285 Proposed erection of a single dwelling and creation of new access and associated landscaping
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.

Summary

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a single dwelling and creation of new access and associated landscaping. The site is located on East Mascalls Lane, a C-classified road subject to national speed limit.

Access and Visibility

A new vehicle access point is proposed on East Mascalls Lane to serve the site. The proposed vehicle access works will be subject to a licence obtained from WSCC and constructed to a specification agreed with a WSCC Highway Area Engineer.

Visibility splays of 2.4m x 120m have been demonstrated in both directions. East Mascalls Lane is anticipated to be lightly trafficked with speeds below that of the national speed limit restriction. As such, the LHA are minded to accept the achievable visibility as demonstrated. The LHA would request that visibility splays be secured by condition, so that they are maintained in perpetuity.

Parking and Turning

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require at least three car parking spaces. From inspection of the plans, there is sufficient space within the application site to accommodate at least three car parking spaces. On-site turning appears achievable, allowing cars to exit the site in a forward gear. The proposed garage can be utilised for the secure storage of bicycles.

Sustainability

The site is situated in a rural location that lacks access to services and amenities within the nearby vicinity of the site. East Mascalls Lane also lacks footways and street lighting, which may encourage the use of the private car for some residents. However, I do appreciate that Lindfield / Haywards Heath is within cycling distance for more confident cyclists. In addition, the site is well connected by the Public Right of Way network, providing alternative walking routes to Lindfield and other surrounding villages.

Conclusion

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 and informative should be applied:

Conditions

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 120 metres have been provided at the proposed site vehicular access onto East Mascalls Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

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

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

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