

From: Emma Avis <Emma.Avis@westsussex.gov.uk>
Sent: 24 July 2026 17:25:30 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DM/26/1560

TO:	Mid Sussex District Council - The Local Planning Authority (LPA) Planning officer: Deborah Lynn
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Land To The Rear Of The Byre The Street Bolney Haywards Heath West Sussex RH17 5PG
SUBJECT:	DM/26/1560 - Erection of 5 detached dwellinghouses and outbuildings, including new garage to serve The Byre.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	More Information Required

The Highway Authority has reviewed the submitted Transport Statement and proposed site layout and acknowledges that the proposed development would generate a relatively limited number of additional vehicle movements. However, the Highway Authority is not currently satisfied that sufficient information has been provided to demonstrate that safe and suitable access can be achieved in accordance with Paragraph 116 of the National Planning Policy Framework and Policy DP21 of the Mid Sussex District Plan.

The Highway Authority has the following concerns:

Existing Access Road Width

The proposal relies entirely upon the existing private access. The Transport Statement confirms that the access narrows to an absolute minimum width of approximately 3.1 metres for around 50 metres, with the remainder varying between approximately 3.7 metres and 4.5 metres. The applicant concludes that forward visibility along the access is sufficient to overcome the restricted width. Although the Transport Statement refers to forward visibility along the access, it does not demonstrate how drivers approaching from opposite directions will identify one another early enough to utilise any available wider sections of the drive.

Given the access narrows to approximately 3.1 metres for around 50 metres, the Highway Authority is not satisfied that the submitted information adequately demonstrates how opposing traffic will safely pass without one vehicle reversing.

The access serves existing residential properties in addition to the proposed development. The Highway Authority is concerned that the Transport Statement does not assess the cumulative use of the access by existing and proposed residents, visitors, deliveries, servicing/ emergency

vehicles, as well as pedestrians. Whilst the additional trip generation associated with five dwellings may be relatively modest, the constrained nature of the access means the operational characteristics of the access are likely to be more significant than the overall traffic generation.

The applicant should therefore provide:

- a vehicle interaction assessment;
- details of any formal passing places;
- swept path analysis demonstrating two-way operation between resident vehicles, service vehicles and emergency vehicles.

Access Junction onto The Street

During the Highway Authority's review of the existing access arrangements, it is noted that the site is accessed via a constrained private entrance bounded by substantial historic brick and flint walls immediately adjacent to The Street. These walls significantly restrict the available turning envelope for larger vehicles entering and leaving the site. Whilst visibility splays may comply with Manual for Streets for the current 20mph speed limit, the Highway Authority remains concerned that the practical operation of the access has not been fully demonstrated.

In particular:

- vehicle waiting positions where opposing vehicles meet close to the site entrance;
- interaction between vehicles entering and leaving simultaneously;

Further vehicle tracking illustrating these scenarios should be provided.

Refuse Collection

The Transport Statement confirms that refuse vehicles cannot enter the site due to the constrained access and instead proposes communal bin collection adjacent to The Street or the possibility of private refuse collection.

The Highway Authority recommends that the Local Planning Authority consults the Waste Collection team to confirm that the proposed collection arrangements are acceptable and capable of long-term operation. There is very limited space on the access road or The Street to accommodate bins being brought down to a collection area on bin days by residents.

Conclusion

The acceptability of the proposal is governed less by the volume of additional traffic generated and more by whether the existing constrained access can safely and efficiently accommodate vehicle movements associated with the proposed development alongside existing users.

Whilst the scale of development is relatively modest and the forecast traffic generation is limited, the Highway Authority is not currently satisfied that sufficient evidence has been provided to demonstrate that the constrained shared access can safely accommodate the additional traffic associated with the proposed development.

Further information is therefore required addressing:

- operation of the narrow access width;
- passing arrangements;
- interaction with existing users;
- detailed vehicle tracking along the access and access point;
- confirmation from the Waste Collection Authority regarding refuse collection arrangements.

Until this information has been provided and assessed, the Highway Authority is unable to conclude that safe and suitable access has been demonstrated.

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

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
