

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	01/09/2025
LOCATION:	21 Wivelsfield Road, Haywards Heath, RH16 4EF
SUBJECT:	DM/25/1977 Erection of two semi-detached dwellings with associated access, parking, landscaping and formation of new in - out driveway to serve existing host dwelling at 21 Wivelsfield Road.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
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 two semi-detached dwellings with associated access, parking and landscaping. The site is located on Wivelsfield Road, a B-classified road subject to a speed restriction of 30 mph. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments:

Access and Visibility: A new vehicle access point is proposed on Wivelsfield Road to serve this development. However, vehicular visibility has not been demonstrated. As Wivelsfield Road is subject to a speed restriction of 30 mph, the applicant should demonstrate visibility splays of 2.4m x 43m in accordance with Manual for Streets (MfS) parameters.

The applicant is requested to demonstrate visibility for the proposed access point, taken from 2.4m back (*y distance*) from the proposed access point, and splays of 43m (*x distance*) drawn in both directions to the nearside edge of the carriageway. Visibility splays must only be drawn within land in control of the applicant and/or publicly maintained highway. Splays that pass through third-party land will not be considered suitable.

Parking and Turning: Four car parking spaces are proposed to serve this development, in accordance with WSCC Parking Standards. However, it is unclear if there is sufficient space for on-site turning, mainly for Plot 21B. Can the applicant demonstrate that on-site turning is achievable, preferably through the use of the swept path diagrams.

Alternatively, is there scope to provide a designated turning head that can be utilised by both proposed plots? The current proposed arrangement could be obstructed by vehicles parking at Plot 21A.

Please raise the above points with the applicant and reconsult. Upon receiving this information, the LHA can assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services