

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	WSCC – Highways Authority
DATE:	29 September 2026
LOCATION:	Stables Southgate Farm, Cuckfield Lane, Warninglid, West Sussex, RH17 5SN
SUBJECT:	DM/26/2015 Conversion of stable building to single residential dwelling. Resubmission of previously approved application (DM/20/4322).
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.

This proposal is for the conversion of stable building to single residential dwelling. The LHA previously provided consultation advice for this site for application DM/20/4322, raising no highway safety concerns. The site is located on a private access track consequently these comments are for your advice only. Public Right of Way (PRoW) footpath no. 26S runs along part of the private access track.

There are no proposed changes to the existing access arrangements. The private access track adjoins the public highway at Cuckfield Lane, a B-classified road subject to national speed limit in this location. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given that the existing agricultural use could potentially create a greater number of vehicle movements over the proposed residential use, this proposal is not anticipated to result in a material intensification of use.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. As three car parking spaces will be provided, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the parking area is suitably sized and on-site turning appears achievable. The LHA recommends that secure, covered cycle parking be provided to promote the use of sustainable transport methods.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve this application, conditions securing the vehicle and cycle parking should be applied.

Liz Corcoran
West Sussex County Council – Planning Services