

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Joanne Fisher
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	7 January 2026
<b>LOCATION:</b>	Steton Works Turners Hill Road Crawley Down West Sussex
<b>SUBJECT:</b>	DM/25/2995 The proposed development involves the demolition of all existing buildings on-site, currently used as a garage/shed, to be replaced with two semi-detached dwellings (Residential C3) and associated parking.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

### Summary

West Sussex County Council was consulted previously on Highway Matters for this location under several planning applications:

- DM/22/0867- for outline application for the demolition of all existing buildings on-site, currently used for MOT/Garage/Tyre centre (B1/B2 Sui Generis), to be replaced with 5 dwellings (Residential C3) and associated parking. No highways safety concerns raised, application refused by the LPA for reasons unrelated to highways safety and approved at planning at appeal.
- DM/24/2981- Variation of Condition 4 of Planning Appeal Ref: AP/23/0015 – to allow for design changes.

### Access

Access works for the proposal have been agreed under DM/22/0867, this previous application should be referred to regarding matters of access.

The proposed two additional dwellings will make use of the access works as approved under DM/22/0867, this also covers matters of Emergency Access, Deliveries and servicing.

### Parking

Crawley Parking standards dictate that 2-3 parking spaces would be sufficient for each dwelling. The two additional dwellings are proposed as 3-bedroom properties, WSCC Parking standards outline that 5 parking spaces would be sufficient to serve the two dwellings in this location. Therefore, there is a shortfall of a minimum of 1 space. The LHA does not anticipate that this shortfall would result in a severe highways safety concern, however the LPA may wish to consider the amenity implications of the shortfall in this location.

Two parking spaces are assigned to each property and appear to be sufficient in their dimensions to accommodate an average sized vehicle.

Secure and covered cycle parking has been referenced within the Design and Access Statement, however, does not appear on the submitted plans. The Highways Authority advises that Secure and Covered cycle parking is secured via planning condition alongside any permission of this proposal.

### Capacity

The proposal for the additional 2 dwellings would not be anticipated to generate a severe material increase in vehicular movements over the approved 4 dwellings at this location. The access facilitates two-way vehicle movements which allows the free flow of vehicles along both Turners Hill Road and the internal access routes. The Local Highways Authority is mindful that the previous site use as a MOT/Garage/Tyre centre would have generated a number of movements throughout the day, although the nature of these trips will now differ and are more likely within the network peak hours, there would not be anticipated a severe impact on the highway network as a result of the proposal.

### Conclusion

The Local Highway Authority does not consider that the proposal for 2 dwellings 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.

Should planning consent be granted, the following conditions are advised to be sealed against it:

#### *Vehicle Parking*

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

#### *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 submitted to and approved by the LPA.

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

#### *Construction Plant and Materials*

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details of all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractor vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

**Jodie Wilkes**

**West Sussex County Council – Planning Services**