

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	WSCC – Highways Authority
DATE:	19 December 2025
LOCATION:	Nupur Indian Restaurant 122 High Street Hurstpierpoint Hassocks West Sussex BN6 9PX
SUBJECT:	DM/25/2155 Proposed new 2no bedroom dwelling to the rear of 122 High Street. Foul and Surface Water Drainage Statement received 03.12.2025.
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 application is for the erection of a two-bedroom dwelling to the rear of 122 High Street. The site is located on South Lane, a privately maintained road, as such these comments are considered advice only. The nearest publicly maintained highway is South Avenue, an un-classified road subject to a speed limit of 30mph.

The proposed dwelling will be accessed via the existing private access way, which provides rear access to 122 High Street. The proposal does not alter the access situation. One parking space will be provided for the proposed dwelling. The LHA would expect that two parking spaces are required for a dwelling of this size and location. The LHA would not raise a highway safety concern to the proposed parking provision, however the LPA may wish to consider the impacts of any overspill parking on on-street parking from an amenity point of view.

The site is sustainably located within the centre of Hurstpierpoint, within walking distance of a variety of shops and services, including bus stops. The LHA advise that secure and covered cycle storage should be provided for the proposed dwelling to encourage sustainable transport options. Details of this can be secured via condition.

Conclusion

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 should be applied:

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

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 to be submitted to and approved by the Local Planning Authority.

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

Nicola Elliott
West Sussex County Council – Planning Services