

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Clarke
FROM:	WSCC – Highways Authority
DATE:	14 August 2025
LOCATION:	Bucklands Farm, Brantridge Lane, Balcombe, Haywards Heath, West Sussex, RH17 6JT
SUBJECT:	DM/25/1556 Retrospective planning application for x2 glamping pods for overnight guest use, associated decking, pergolas, footpaths, solar panels, updates to existing permeable track and parking and turning area by each pod.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application seeks retrospective planning permission for x2 glamping pods for overnight guest use. The site is located on Brantridge Lane, an unclassified road subject to national speed limit in this location.

The site is served by an existing vehicular access point on Brantridge Lane, and this will be utilised for access to the proposed glamping pods. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to the maintained highway.

In terms of capacity this proposal would not be considered to generate a material number of additional vehicular trips over the existing arrangement. Currently the site contains several other uses, including a museum, a photography location and equestrian uses and the movements generated by 2 glamping pods would not be anticipated to provide an unacceptable impact on the adjoining highway network.

Under WSCC Parking Standards, the LHA would expect each pod to provide one parking space per bedroom, two car parking spaces are proposed to serve the glamping pods. From inspection of the plans, the proposed parking locations appear suitably sized and on-site turning appears achievable.

Regarding bicycles, there have been no known provisions to include cycle parking. Given the nature of the application site, it is feasible that cycling may be a desirable option for visitors of the pods, therefore the LPA may wish to consider securing secure and covered cycle storage provision for each pod.

In summary, 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 would be advised:

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 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.

Jodie Wilkes
West Sussex County Council – Planning Services