

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	WSSC – Highways Authority
DATE:	7 February 2025
LOCATION:	Land At Mill Lane Sayers Common West Sussex
SUBJECT:	DM/25/0045 Planning in Principle to develop an area of land to five residential dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the above permission in principle application (DM/25/0045). The development proposals are for the construction of 5 nos. dwellings (Class C3). This application will only assess the suitability of the site for the proposed residential scheme with respect to location, land use and the amount of development. The application is supported by way of a Planning Statement (PS) and an indicative site plan.

The site is served by an existing private vehicular access point onto Mill Lane. From inspection of WSSC mapping, there are no apparent visibility concerns with the existing point of access onto Mill Lane. The LHA have reviewed the data supplied to WSSC by Sussex Police over a period of the last five years. The data shows that there has been a single incident of personal injury to the east of the access caused due to driver behaviour / reckless driving. As such, there is no evidence to suggest the access is operating unsafely. However, the Highway Authority have concerns regarding the access arrangements should the proposed scheme comes forward, particularly for vehicles turning right into the site access. These details will be discussed at the consent stage when technical details are considered. Other details expected at the consent stage are provision of adequate vehicle parking spaces, delivery and servicing, internal layout etc. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objection to an application at this site, subject to the submission of sufficient information at technical details stage.

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West Sussex County Council – Planning Services