

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	WSCC – Highways Authority
DATE:	9 July 2026
LOCATION:	Former Fishery Car Park, Lake View Road, Furnace Wood, West Sussex
SUBJECT:	DM/26/1484 Erection of a bungalow, alterations to existing access to create a driveway and parking area, associated landscaping
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 erection of a bungalow, alterations to existing access to create a driveway and parking area, associated landscaping. The site is located on Lake View Road, a private road, consequently these comments are for your advice only. Part of the private road is maintained as Public Footpath No. WOR/51W/1 so the LPA may also wish to contact the WSCC Public Rights of Way Team for comments.

The private road adjoins the public highway at an existing junction onto Crawley Down Road, a C-classified road subject to national speed limit. 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 access onto Crawley Down Road. Therefore, there is no evidence to suggest that the existing junction is operating unsafely or that the proposal would exacerbate an existing safety concern.

As this application is for a single dwelling only, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The applicant proposes two car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking bays are suitably sized and on-site turning appears achievable. The LHA would request that secure, covered cycle parking be provided to promote sustainable travel options.

The site is situated in a rural area that lacks access to immediate services and amenities. Bus services are available from Copthorne Road approximately 1km north of the site. Lake View Road lacks footways and street lighting, however the site is well connected through nearby PROW footpaths. Cycling is an option for confident cyclists

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.

Liz Corcoran
West Sussex County Council – Planning Services