

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	Highways, WSCC
DATE:	09/01/2026
LOCATION:	Antler Homes Development Site, Anscombe Woods Crescent, Haywards Heath
SUBJECT:	DM/25/3146 The erection of two buildings to provide: 2 no. 4 bedroom houses and 6 no.1 bed apartments (total 8 units), with associated access, car parking, covered cycle parking, refuse store and woodland management plan
DATE OF SITE VISIT:	24/02/2022 (for application DM/21/3875)
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

Summary and Context

This proposal seeks the erection of two buildings to provide two four-bedroom houses and six one-bedroom apartments (8 units). The site is located on Anscombe Woods Crescent, an unadopted road – as such, these comments should be considered as advice only. The proposals are supported by a Transport Statement prepared by Transport Dynamics.

For context, WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DM/21/3875 (*The erection of two buildings to provide 2 no. 1 bed apartment, 6 no. 2 bed apartments and 2 no. 3 bed apartments (total 10 units), with associated access, car parking, covered cycle parking, refuse store and woodland management plan*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access and Visibility

The applicant proposes to utilise the existing vehicular access off Southdowns Park, providing access to Anscombe Crescent. The LHA considers that visibility at the access on to Southdowns Park is sufficient in both directions, with suitable visibility observed to the south and east.

The Transport Statement includes trip generation data, which suggests the proposed development would generate two vehicle trips during the AM and PM peaks, and 15 total movements throughout the working day. The LHA would not consider this a significant material intensification of movements, and is satisfied that these movements can be accommodated into the local highway network without adverse highway safety impact.

Parking and Turning

The applicant has demonstrated 13 car parking spaces, 10 of which will be allocated and 3 unallocated. The proposed car parking provision is in accordance with WSCC Parking Standards for a development of this size and location.

From inspection of the plans, the proposed parking bays are suitably sized and on-site turning appears achievable. Swept path tracking for a large refuse vehicle has also been demonstrated to the satisfaction of the LHA.

Regarding cycles, the applicant will provide a communal cycle store, with provision for 12 cycles and individual cycle stores for the two proposed houses. This is in accordance with WSCC Parking Standards for cycle parking provision.

Travel Plan

The applicant has submitted a draft Travel Plan prepared by Transport Dynamics. Given the scale of the proposed development, a Travel Plan Statement would be considered sufficient over a full Travel Plan. The LHA would request that a Travel Plan Statement be provided that covers all points of the WSCC Travel Plan Statement policy, which can be secured by condition.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular bus services available from nearby Wivelsfield Road. Haywards Heath Train Station is situated approximately 2.2km north of the site.

Conclusion

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 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.

Travel Plan Statement (to be approved)

No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport

Kyran Schneider
West Sussex County Council – Planning Services