

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	25/03/2025
LOCATION:	Danworth Farm, Cuckfield Road, Hurstpierpoint, BN6 9GL
SUBJECT:	DM/25/0613 Enlargement of existing unit (Unit 2) within building to north side of barn by expanding into barn to provide meeting room, breakout room and extra office space. Conversion of barn to west side of enlarged space to new unit with doors and windows.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the enlargement of existing unit within building by expanding into barn, providing additional meeting room, breakout room and extra office space, and conversion of barn to new unit.

The site is located off Cuckfield Road, a C-classified road subject to national speed limit in this location. The existing established access will be utilised, and no alterations are proposed to this arrangement. From inspection of WSCC mapping, the existing access benefits from suitable visibility in both directions. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of the existing access.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to the use of the existing access point within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

The site benefits from an existing car park, which is considered of suitable size to serve the existing and proposed use. On-site turning appears achievable, allowing vehicles to exit in a forward gear.

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.

Kyran Schneider
West Sussex County Council – Planning Services