

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	WSSC – Highways Authority
DATE:	10 November 2025
LOCATION:	Land Adjacent To 2 Meadow Approach Copthorne Crawley West Sussex RH10 3RF
SUBJECT:	DM/25/1199 Proposed demolition of 2no. garages and erection of a single dwelling (Class C3) with 2no. off-street parking spaces, plus provision of 1no. off-street parking space for 2 Meadow Approach. Additional information - (Supporting statement and parking survey received 24/10).
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.

Summary

West Sussex County Council was consulted previously on this proposal in May 2025. Advice was offered based upon the submitted information. Overall, no objections were raised to the development in terms of Highways Safety.

Additional Information

It has been confirmed that both the host dwelling and proposed dwellings are 3-bedroom properties. The parking demand for each property would therefore be 3 spaces. The proposal therefore has potential to overspill three vehicles onto the highway network. The applicant outlines that currently one of two vehicles within their ownership already makes use of this on-street provision.

The applicant has conducted a Parking Capacity Survey to highlight the existing on-street parking demand within Meadow Approach.

WSSC when requesting Parking Capacity Surveys will request that it is carried out via the Lambeth Methodology which outlines that a survey should be undertaken when the highest number of residents are at home, generally late at night during the week. A snapshot survey between the hours of 0030-0530 should be undertaken on two separate weekday nights -i.e. Monday, Tuesday, Wednesday or Thursday- (Please refer to the full Lambeth Methodology Pages for additional guidance on this matter.)

The survey completed appears to have been undertaken on a Friday between 11.30am and 12.15pm where it may be considered that residents are working at this time and not parked within the area.

Notwithstanding the above, the Local Highways Authority consider that overspill parking for a single additional dwelling should not be to such a level that it would provide a severe material increase over the existing arrangement.

Any existing parking pressures present at this location may wish to be investigated as an amenity consideration by the LPA, this is however a matter outside of the responsibility of the Highways Authority. As previously outlined, there are no known Highway Concerns regarding the provision of an additional dwelling at this location in terms of Highway Safety, based upon the most recently obtained accident data from Sussex Police.

Alternative and more sustainable transport options are available, and should planning consent be granted, a condition for the provision of secure and covered cycle storage should be sealed alongside it. Cycle parking should be provided for the proposed dwelling and a suitably worded condition is advised within the previous response. Should the LPA deem this a justifiable option- the existing dwelling may also benefit from a provision given the loss of the associated garage/storage location.

Any new vehicular access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

The applicant is encouraged to ensure that their access proposals align with the WSCC guidance, WSCC Vehicular Cross Over: Application Criteria guidance, which can be found at the following link:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Conclusion

Any existing parking concerns are a matter for the Local Planning Authority to consider, however the principle of a single additional dwelling in this location- from a Highways Safety perspective would not be considered to result in a material increase in movements or overspill parking at this location over that which is currently generated.

For all other Highways related matters, please refer to the previous report issued 03 June 2025.

The Local Highway Authority does not consider that the 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.

Please refer to my previous comments for additional advice regarding this proposal and for advisable conditions and informative note.

Jodie Wilkes
West Sussex County Council – Planning Services