

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	Highways, WSCC
DATE:	25/11/2025
LOCATION:	Pots & Pithoi Ltd, The Barns, East Street, Turners Hill, RH10 4QA
SUBJECT:	DM/25/1078 Erection of single storey store and car parking area (Amended plans received on 13 October 2025).
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters for the proposed erection of a single-storey store and new car parking area. The site is located on East Street, a B-classified road subject to a speed restriction of 40 mph.

No alterations are proposed to the existing vehicle access point on East Street. A private access track, maintained as Public Footpath no. TUH-63W, links the maintained highway to the application site. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A gravel car parking area is proposed, providing 15 car parking spaces. From inspection of the plans, the proposed parking spaces appear suitably laid out and on-site turning appears achievable.

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