

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	WSCC – Highways Authority
DATE:	7 July 2026
LOCATION:	Holly Hedge Cottage, Slugwash Lane, Haywards Heath, West Sussex, RH17 7TD
SUBJECT:	DM/26/1237 Proposed demolition of existing garage, creation of a first-floor bedroom and bathroom. Two storey extension to south and north elevation with a Juliette balcony on south side. Proposed closure of vehicular access and construction of a new vehicular access with new 1800mm high close boarded fencing and gate.
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 application includes the proposed demolition of existing garage. Proposed closure of vehicular access and construction of a new vehicular access with new 1800mm high close boarded fencing and gate. The site is located on Slugwash Lane, an unclassified road subject to national speed limit.

Access and visibility

The applicant proposes closing the existing vehicular access and creating a new vehicular access on to Slugwash Lane. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

From inspection of local mapping, the visibility at the proposed access is similar to that of the existing access. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely, or that the proposed access would exacerbate an existing concern. Additionally, the proposed access is located closer to the junction with Lewes Road, and highway speeds will typically be lower approaching the junction.

From inspection of the plans, the proposed gates be set back at least 5m from the carriageway edge, to allow for cars to pull in and wait whilst the gates are in operation. The proposed fence is located on private land outside of the highway boundary and positioned such that it should not affect vehicular/pedestrian visibility.

Parking and turning

The existing garage will be demolished; however, it does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. From inspection of the plans, the proposed parking area is suitably sized for two cars and on-site turning appears achievable. Therefore, the LHA is satisfied with the proposed level of parking provision.

Conclusion

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 and informative should be applied:

Conditions

Access closure (Access Closure)

No part of the development shall be first occupied until such time as the existing vehicular access onto Slugwash Lane has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

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

Informative

Vehicle Crossover – Minor Highway Works

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.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Liz Corcoran

West Sussex County Council – Planning Services