

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSCC – Highways Authority
DATE:	16 April 2025
LOCATION:	Wintons Fishery Folders Lane Burgess Hill West Sussex RH15 0DR
SUBJECT:	DM/24/2762 Siting of 3x timber cabins for overnight guest use, external timber decking areas, permeable footpaths and associated works. Existing access, parking and turning area and recycling/refuse storage will be utilised.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

This application seeks the siting of 3x timber cabins for overnight guest use at Wintons Fishery, Folders Lane. The proposals include external timber decking areas, permeable footpaths and associated works. Existing access, parking and turning area and recycling/refuse storage will be utilised.

The site is located off Folders Lane, a B-classified road subject to a speed restriction of 30 mph in this location.

Access

The site will make use of an existing vehicular access point on Folders Lane, with a new internal access approved under previously permitted DM/21/3311. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto Folders Lane. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of the existing access point over the current uses.

Visibility at the access point to publicly maintained highway is considered sufficient, with good visibility achievable wholly within the publicly maintained highway. Good forward visibility along Folders Lane also seeks to ensure that emerging vehicles can be anticipated by other road users.

Parking and Turning

Of the 24 parking spaces available within the site, 3 car parking spaces are proposed to serve the glamping site. This would be considered a suitable parking provision to serve a

development of this size. From inspection of the plans, the proposed parking spaces appear suitably sized and on-site turning appears achievable although it will be required that land shown within the blue property edge may be required for this function.

It has been outlined that the existing fishing use will cease on the Kingfisher and Heron lakes once the tourist use is in place. Currently 14 angling spaces are allocated to these lakes and thus 14 parking spaces would be anticipated to be freed up at this cessation of use. This then leaving only the Mallard Lake for fishing activity.

The Design and Access statement outlines that secure and covered cycle parking exists within the site and will be available for use by the proposed Holiday Lets. The cycle parking provision is not clear within the plan however; therefore, the applicant should demonstrate this provision, this can be sealed via a suitably worded condition as advised below.

Servicing

Servicing is to be accommodated as per the existing uses, within the current bin stores. It would be anticipated therefore that servicing vehicles would enter and exit the site as they do currently. There are no known highways safety concerns with this practise. As with the vehicular facilities noted above, this may require use of areas within the blue edge of the site plan- however given that the refuse collection is for both fishing and holiday let uses, it is not considered that this would cause a concern.

Conclusion

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.

Condition

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.

Jodie Wilkes

West Sussex County Council – Planning Services