

WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| TO: | Mid Sussex District Council FAO: Caroline Grist |
| FROM: | WSCC – Highways Authority |
| DATE: | 27 October 2025 |
| LOCATION: | Land Adj. To Great Haywards Wealden Way Haywards Heath West Sussex |
| SUBJECT: | DM/25/2478 Proposed erection of 1 No. detached self-build dwelling and single detached garage, with provision of a new access from Wealden Way. |
| 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.

Overview

The applicant is seeking to erect a single detached self-build dwelling and a single detached garage with access from Wealden Way, Haywards Heath. Wealden Way is a residential D-class road subject to 30mph speed restrictions.

On observation on WSCC mapping data, it would appear there have been no registered Highways accidents or personal injury claims in the vicinity of the proposed development.

History

- **HH/07/01914/FUL** – New Highway access onto Wealden Way. The LHA offered comments to this proposal in 2007 identifying the proposed 6m wide bell mouth access was over engineered for purpose and that a crossover would be more acceptable, in principle no objections were raised to the proposal of an access at this point. The application was refused by the LPA due to the scale of the access causing harm to the nature conservation interest of this site.
- **10/02236/FUL** – For erection of 1 no detached house, advice was offered by WSCC Highways however the application refused by the LPA on grounds unrelated to highways. This property was to be accessed via a private route north west of the plot.
- **DM/15/1801** - Erection of 1 detached house and detached double garage, advice was offered by WSCC Highways however the application refused by the LPA on grounds unrelated to highways. This property was also to be accessed via a private route north west of the plot.

Access and Visibility

The applicant is proposing a new access from Wealden Way to serve the proposed dwelling. It is unclear from the plan submitted whether the access will measure 6.35m or 4.45m as the granite sets extend into a portion of hedging and below the denoted red edge of the access point. The applicant should be made aware however that the Local Highways Area Office have stipulations regarding maximum widths for residential accesses.

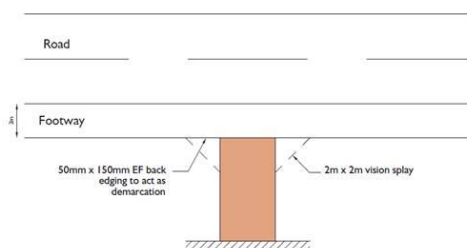
Any new vehicular access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. The applicant is advised that in addition to obtaining planning permission that they must also obtain 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 following 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

It has been observed that the presence of the garage may restrict the ability for vehicles to turn on site if another vehicle is within the parking area. It is noted that other properties within Wealden Way are also operating in a similar way, with no turn on site; however, these properties are awarded an open frontage to anticipate oncoming pedestrians and vehicles. In order to mitigate this, the Local Highway Authority (LHA) advise that pedestrian visibility splays are provided either side of the proposed access point to provide a 2m x 2m of visibility either side of the site access. These splays should be maintained to below a height of 60cm above ground level to ensure a drivers view is kept free of obstruction. Please refer to the image below for reference.



This is considered relevant too, as a path (Duncton Close to Wealden Way) is present along the southern property boundary which links with Wealden way at the southeastern corner of the plot.

Wealden Way is a 30mph D class road which leads to Duncton Close, a no-through route. Given the presence of on-street parking and direct frontage accesses, it is not anticipated that vehicles will be travelling at the posted speed limit throughout this route, nor that it would be subject to high frequencies of traffic. Therefore, it is considered that oncoming vehicles would have time to anticipate a manoeuvring vehicle at this access and adjust their speed accordingly.

Parking

The applicant is proposing 2 uncovered parking spaces to serve this dwelling as well as a single garage parking provision. Having consulted the WSCC PDC (Parking Demand Calculator) it is considered that three parking spaces would be sufficient for a development of this size in this location. It appears that three vehicles could be accommodated within the site frontage, however this may reduce the ability for a turn on site to be performed. The applicant should also be aware that the garage space only counts for 0.5 of a parking space when considering overall provision.

It has been observed that the applicant is proposing cycle parking to be included within the associated garage, the LHA supports this and would advise cycle parking is sealed via condition should planning permission be granted.

Sustainability

The proposal is situated within a sustainable location in Haywards Heath; it is a 20-minute walk to the nearest shops via linking pedestrian walkways. Nearby bus stops are located to the north along the B2272 which offers routes to Haywards Heath Crawley bus station,

Royal Sussex County Hospital and Uckfield. Haywards Heath Railway station is a 20minute walk from the site. Cycling is also a viable option for future residents of the dwelling.

Conclusion

The Local Highway Authority does not consider that the proposal for a single dwelling 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.

Conditions

Pedestrian Visibility (details required)

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Wealden Way in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

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 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.

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:

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Jodie Wilkes
West Sussex County Council – Planning Services