

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	Highways, WSCC
DATE:	07/05/2025
LOCATION:	Land To R/O 99 Leylands Road, Burgess Hill, RH15 8AA
SUBJECT:	DM/25/0856 Demolition of existing garage and shed and erection of a single storey 2no bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed.
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.

Summary and Context

This application seeks the demolition of existing garage and shed and erection of a single-storey two-bedroom dwelling. The site is located on Millbank, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application DM/24/0579, of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Content

The existing dropped kerb from Millbank will be utilised to facilitate access to the site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Millbank. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing access.

Two off-street car parking spaces are proposed, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable within the site, allowing cars to exit in a forward gear. Cycle parking can be accommodated within the proposed replacement shed.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Mill Road. Wivelsfield Train Station is situated approximately 850m east of the site.

Conclusion

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.

If the LPA are minded to approve the application, the following conditions should be applied:

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

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.

Kyran Schneider

West Sussex County Council – Planning Services