

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	WSCC – Highways Authority
DATE:	17 December 2024
LOCATION:	Orchard Farm, Nash Lane, Haywards Heath, RH17 7NJ
SUBJECT:	DM/24/2830 Conversion of the existing barn and stable block to a residential property and creation of a new access. (Amended description 10.12.2024)
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 proposal is for the conversion of the existing barn and stable block to a residential property and creation of a new access. The site is located on Nash Lane, a C-classified road subject to national speed limit in this location.

The Local Highway Authority (LHA) previously provided consultation advice for this site for application DM/24/0519, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

From inspection of the plans, the proposed access is the same as the access previously permitted under application DM/24/0519. Therefore, the LPA are advised to refer to the LHAs previous comments, dated 01/05/2024, which would still be considered valid.

The applicant proposes two car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking area is suitably sized and on-site turning appears achievable. No cycle parking details have been provided. The LPA may wish to request secure cycle parking provision in accordance with WSCC Parking Standards.

The site is situated in a rural area that lacks access to immediate services, amenities, and public transport links. The nearest town is Haywards Heath, approximately 5km west of the site. In addition, Nash Lane lacks footways and street lighting – as such, residents may have a reliance on the private car. Cycling is an option for confident cyclists.

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 condition 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

Liz Corcoran

West Sussex County Council – Planning Services