

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	27/02/2025
LOCATION:	Hollytree House, Cuckfield Road, Burgess Hill, RH15 8RE
SUBJECT:	DM/25/0209 Proposed 4 dwellings as 2 x Semi detached properties.
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 erection of four dwellings. The site is located on Cuckfield Road, a B-classified road subject to a speed restriction of 40 mph in this location. This application is supported by a Transport Statement prepared by Monson. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

For context, the preceding application at this site, DM/23/2023, sought a replacement dwelling and one additional new dwelling. WSCC as LHA was a consultee for this application and raised no objections to the proposals. The Local Planning Authority (LPA) permitted the application.

Access and Visibility

A widened access point is proposed on Cuckfield Road to serve the four dwellings. The proposed widening works taking place within the maintained highway will be subject to a licence obtained through the local WSCC Highway Area Office, and constructed to a specification agreed with the local WSCC Highway Area Engineer.

Visibility splays of 2.4m x 120m have been demonstrated in both directions in accordance with Design Manual for Roads and Bridges (DMRB) parameters for a 40 mph speed restriction.

In terms of capacity, the Transport Statement states that the proposals could generate 20-24 vehicular movements per day, which is not anticipated to give rise to an adverse impact on the operation of the local highway network.

Parking and Turning

Ten off-street car parking spaces are proposed, with two car parking spaces being allocated to each plot and two additional visitor parking spaces for the site. This would be in accordance with WSCC Parking Standards for a development of this size and location.

From inspection of the plans, the proposed car parking spaces appear suitably sized and laid out, and on-site turning appears achievable.

No details of cycle parking provision have been provided. The LHA would request that secure cycle parking provision be provided for each of the plots in accordance with WSCC Parking Standards (two bicycles per dwelling).

Sustainability

The site is situated on the outskirts of Burgess Hill, and Cuckfield Road does benefit from a footway providing a walking route into Burgess Hill from the site. Local services and amenities within Burgess Hill are considered within walking and cycle distance 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 condition and informatives should be applied:

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "Block Plan" and numbered "J63.52/01".

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

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.

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/>

Kyran Schneider
West Sussex County Council – Planning Services