

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Martin Dale
FROM:	WSSC – Highways Authority
DATE:	1 May 2026
LOCATION:	Juhring And Hobbs Field At Saint Hill Manor Saint Hill Road East Grinstead West Sussex
SUBJECT:	DM/25/2223 Change of use of vacant land to event area for use with installation of permanent infrastructure and reinforced ground surfacing (cellular paving grid) to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together with the erection and dismantling of the temporary marquee structure themselves (for a total maximum period of 84 days per year) and overflow car parking for the Church and neighbouring sports clubs consisting of reinforced ground surfacing (cellular paving grid) for up to 683 car spaces (comprising up to 113 cars (Area A) for no more than 30 days per annum, 313 cars (Areas A & B) for no more than 13 days per year and up to 683 cars (Areas A, B & C) for no more than 7 days per year), construction of a new access and internal road, sustainable surface water and foul drainage provision, associated landscaping and ecological enhancements, (Amended Description, Plans, Documents received on 16th April 2026).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been reconsulted following the receipt of an updated Transport Assessment (report ref: CA/45417/01) comprising the information requested by the Highway Authority. They are as follows:

- The applicant clarifies that the southern access (North Gate) is currently used for the smaller events with the Juhring Field access used as an overflow for larger events. Coaches currently use the southern access (North Gate) to drop off and pick up.

- The temporary marquee structure will be dismantled, and permanent infrastructure and reinforced ground surfacing (cellular paving grid) will be installed to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together for a total maximum period of 84 days per year.
- The overflow car parking for the Church and neighbouring sports clubs comprises 683 car spaces. Among these spaces 113 spaces within Area A will be used for no more than 30 days per annum, 313 spaces within areas A & B will be used for no more than 13 days per year and up to 683 spaces within Areas A, B & C will be used for no more than 7 days per year.
- Swept path for a coach pickup and drop off as demonstrated on Drawing PTC/CA/45417/13
- Swept path for a fire tender as demonstrated on Drawing PTC/CA/45417/14
- Swept path for a car accessing parking bays as demonstrated on Drawing PTC/CA/45417/15

Based on this further information, the Highway Authority consider that the outstanding matters have been addressed by the applicant. The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, they may impose formal controls via a suitably worded condition that limits the number of events taking place as per the applicant has applied for.

Roopa Bilichodmath
West Sussex County Council – Planning Services