

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Deborah Lynn
FROM:	WSSC - Highways Authority
DATE:	13 October 2022
LOCATION:	Land To R/O 142 Holtye Road, East Grinstead, RH19 3EA
SUBJECT:	DM/22/2725 Proposed two bedroom detached dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the erection of a two-bedroom detached dwelling. The site is located on Turner Court, an unclassified residential road subject to a speed restriction of 30 mph.

Following an inspection of the application documents, WSSC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the below comments.

The applicant proposes a new vehicular access on Turner Court to serve the site. The LHA request the applicant to demonstrate vehicular visibility for the proposed access, to determine the suitability of the access in the proposed location. The splays must intersect land only within control of the applicant and/or within the publicly maintained highway and must be drawn to the nearside edge of the carriageway in both directions.

In addition, it is noted that on-site turning does not appear achievable, and vehicles may have to exit the site in a reverse gear. Given the narrow nature of Turner Court, the LHA request the applicant to demonstrate that a vehicle can safely access and egress the site. This can be demonstrated via swept path tracking.

Please request the above from the applicant and re-consult. Upon receiving this information, the LHA will assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services