

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	17/03/2025
LOCATION:	Land Adjacent To The Brook, Coombe Hill Road, East Grinstead, RH19 4LZ
SUBJECT:	DM/25/0413 Construction of a new residential dwelling.
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.

This application seeks permission in principle for the construction of a new residential dwelling. The site is located on Coombe Hill Road, a privately maintained road – as such, these comments should be considered as advice only.

As Coombe Hill Road is privately maintained, any proposed access works would be subject to formal approval from the road's proprietor. The addition of a single dwelling is not anticipated to give rise to a significant material intensification of movements on the local highway network.

The indicative plans suggest a driveway will be provided with a double-bay garage. There looks to be space for a suitable amount of off-street parking in line with WSCC Parking Standards. Bicycles could be accommodated within the proposed garage, as long as the garage is designed to meet Manual for Streets (MfS) specifications. Provision for on-site turning appears achievable, although this should be demonstrated at Technical Details Stage.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services