

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	WSCC – Highways Authority
DATE:	4 June 2026
LOCATION:	Garage And Store Rear Of Old Stone House Old Stone Link Ship Street East Grinstead West Sussex RH19 4EE
SUBJECT:	DM/26/0560 Removal of existing garage building to be replaced with a 2-storey residential dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

I refer to your consultation in respect of the above planning application and would provide the following comments.

The application form outlines that a single parking space will be allocated to the proposed dwelling- however this has not been identified within any of the associated plans. Please can the applicant confirm whether this is to be provided or whether a nil parking provision is to be used. Can this be identified and included within the design and can the applicant also include this, within their red edge plan.

The parking space should meet WSCC standards in terms of dimensions and should be a workable arrangement for users to safely access/ egress.

Furthermore, can the applicant please demonstrate that the proposed dwelling would not have a negative impact upon visibility from the shared access- which could affect other users at Old Stone Link. Visibility plans showing achievable visibility with the current and proposed layouts should be given alongside this proposal.

Splays should be drawn from a 2.4m "x distance" from the edge of the carriageway, the LHA may accept a reduced X distance of 2m in this location- if evidence/justifications can be given in line with Manual for Streets 7.7.7.

For a 20mph road of this context the LHA would expect splays of 2.4m x 25m in both directions to be achievable, although I am mindful of the 30mph change to the south which may affect the actual speeds that users are travelling at this specific portion of the road. The applicant may wish to conduct a speed survey to ascertain the actual speeds of vehicles from both directions at this point to ascertain the actual speeds- which would give a more accurate reading of the required visibility at this location.

The Highway Authority may also accept the southern splay to be drawn to the centre line of the carriageway in this location due to the presence of the bollard in the centre of the road- which prevents northbound vehicles overtaking/ approaching in the opposing carriageway.

Once this additional information has been provided, please re-consult.

Jodie Wilkes
West Sussex County Council – Planning Services