

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steven King
FROM:	WSCC – Highways Authority
DATE:	22 June 2026
LOCATION:	Land South And West Of Upper Imberhorne School Imberhorne Lane East Grinstead West Sussex
SUBJECT:	DM/26/0131 Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units. (Amended plans and information received 20th to 27th May showing revisions to the proposed design, landscaping, highways, housing and sustainability measures).
RECOMMENDATION:	No Objection

Further to the comments made by WSCC Highways dated 11th June 2026, additional information has been provided by the Applicant. This information includes the provision of a combined Stage 1 and 2 Road Safety Audit. It is noted that the RSA is based on an earlier design iteration that excludes the various traffic calming measures now shown. For the purposes of any future road adoption, it is recommended that the RSA is updated to suit the current design. For the purposes of the planning application, there are no particular concerns for the purposes of the planning application. All of the issues can be considered as part of the detailed design and wouldn't affect the layout.

With the other matters raised, there are two additional points. Firstly, with the parking restrictions around the school and the turning heads (as identified within the RSA), these are suggested to be covered by condition. To satisfy the condition, the Applicant would be required to show the proposed waiting restriction lining on a plan. The actual legal process to make the parking restrictions enforceable would then take place as part of the highway adoption agreement. Secondly, whilst pedestrian connections between tertiary/private drives would be beneficial, the WSCC request is driven more by convenience of access rather than one of safety. This isn't a matter that WSCC would wish to pursue further.

WSCC Highways are satisfied with the details provided. No highway objection would be raised.

The following conditions are recommended.

Car parking space

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved planning drawings. Once provided the spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Allotment Car parking

The use of the land for allotments shall not first commence until the car parking serving the allotments has been constructed in accordance with the approved planning drawings. Once provided the spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling 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.

Waiting Restrictions

No dwelling shall proceed above ground slab level until a scheme of waiting restrictions around the proposed school site and within turning heads as identified within the Stage One and Two Road Safety Audit has been submitted to and approved in writing by the Local Planning Authority. The approved scheme of waiting restrictions shall thereafter be implemented prior to the occupation of the final dwelling.
Reason: To control how and where car parking takes place and to ensure that this does not create a road safety issue.

Ian Gledhill
West Sussex County Council – Planning Services