

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Catherine Cardin
FROM:	Highways, WSCC
DATE:	28/11/2025
LOCATION:	Duaris House, Imberhorne Way, East Grinstead, RH19 1RL
SUBJECT:	DM/25/2908 Proposed construction of an external plant room with an acoustic enclosure to the west of the existing building
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 the construction of an external plant room with acoustic enclosure. The site is located on Imberhorne Way, an unclassified road subject to a speed restriction of 30 mph.

A new dropped kerb will be provided on Imberhorne Way, to facilitate access for a proposed roller shutter door. From inspection of local mapping, there are no apparent visibility concerns with the proposed point of access on Imberhorne Way. The proposed access works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a local WSCC Highway Area Engineer.

From inspection of the plans, the proposed siting of the plant room may result in the loss of at least one existing car parking space. As such, any displaced parking would have to be accommodated on-street as a result. The LHA would not anticipate that this would lead to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In summary, the LHA does 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 (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services