

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	Highways, WSCC
DATE:	10/01/2025
LOCATION:	1 East Lodge, Stonelands, Selsfield Road, West Hoathly, RH19 4QY
SUBJECT:	DM/24/2598 Proposed double detached subterranean garage and new extended levelled off street parking with retaining brick walls and extended steps.
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 a proposed double detached subterranean garage and new extended levelled off-street parking with retaining brick walls and extended steps. The site is located on Selsfield Road, a C-classified road subject to a speed restriction of 40 mph in this location.

A new double-bay garage is proposed within an existing area of hardstanding. Historic streeview imagery suggests that this existing hardstanding has been used for off-street parking for a number of years. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to the use of the existing access within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

The proposed position of the garage will allow for the cars parked within to reverse and turn on-site and exit onto the maintained highway in a forward gear, representing an improvement over what current exists in this location.

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.

Kyran Schneider
West Sussex County Council – Planning Services