

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	Highways, WSCC
DATE:	07/08/2026
LOCATION:	Land At St James Road, East Grinstead
SUBJECT:	DM/26/1741 Erection of 5no. dwellings, together with associated gardens and landscaping.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of five dwellings together with associated gardens and landscaping. The site is located on St James Road, an unclassified road subject to a speed restriction of 30 mph. The proposals are supported by a Highways Technical Note prepared by RGP, which the LHA has assessed alongside the submitted application documents and plans.

The LHA was previously consulted regarding highway matters for this site for application DM/23/0026 (*Erection of 3no. two-bedroom terraced houses with associated amenity space*), of which no highway safety or capacity concerns were raised. The LPA permitted the application.

Access and Capacity

No vehicular access is associated with this application site, whilst pedestrian access will be achieved via three proposed footway entrances on St James Road. Whilst no trip generation data has been provided, the LHA is satisfied that the movements associated with a five dwelling development can be accommodated into the local highway network without adverse highway safety impact.

Parking

No vehicular parking is proposed for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require seven car parking spaces. Therefore, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place on the nearby roads, prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the nil car parking provision would result in a highway safety concern. However, the LPA may wish to consider the potential amenity implications on on-street parking. Weight is given to the fact the site is sustainably located.

Sustainability

The site is situated in a sustainable town centre location within East Grinstead. Local services and amenities are within walking/cycle distance of the site. Cycling is a viable option for travel in this location, and provision for cycle parking is proposed for each of the

dwellings. In addition, the site is well connected by public transport, being situated close to East Grinstead Railway Station, and close to bus stops on London Road which provide regular services to a variety of destinations.

Conclusion

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 condition should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces 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.

Kyran Schneider
West Sussex County Council – Planning Services