

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	WSCC – Highway Authority
DATE:	11 May 2026
LOCATION:	Philpots Manor School Hook Lane West Hoathly East Grinstead West Sussex RH19 4PR
SUBJECT:	DM/25/2994 Proposed extension of existing school car park to improve highway safety. Associated landscape and biodiversity improvements. (Revised location and block plan received 03.12.2025) (Updated BNG information and plans received 09.01.2026) (Revised plans and information received 04.03.2026, 30.04.2026 and 06.05.2026).
DATE OF SITE VISIT:	n/a (desktop study undertaken)
RECOMMENDATION:	No Highway Objection

This is the second WSCC Highways response to the above planning application seeking proposed extension of existing school car park to improve highway safety and associated landscape and biodiversity improvements.

Previous WSCC Highways comments made on 17 December 2025. Comments made at that time were:

"The application is for a new car park at the school to improve highway safety. The application indicates there will be no increase to pupil numbers, staffing or traffic generation. The LHA would raise no concern to these proposals. Any gate to the car park should open inwards and not into the access road. The access width is adequate to allow two passing vehicles and the car park layout in-line with Manual for streets guidance relating to parking space sizes and manoeuvring space. No Objection."

Latest WSCC Highways comments.

Comments below respond to revised layout plans dated 4 March 2026, 30 April 2026 and 6 May 2026.

Having reviewed the latest plan (SITE PLAN AS PROPOSED – Drawing Number 2098_00_12 Revision 'D'), this now shows a new/extended car park located to the east

of the existing car park. The explanation given in the submission says that this new car park will be for use by staff, whereas the existing one (save for one or two spaces) will be for parents/carers/visitors. As said in previous WSCC comments, the access width is adequate to allow two passing vehicles and the car park layout appears to follow design advice contained in Manual for Streets guidance relating to parking space sizes and manoeuvring space.

The car park itself is accessed from Hook Lane, part of which (i.e. the section running west-bounds towards the school) appears to be unadopted/private. As such, the formation of any new access would require the permission of the landowner of the access road and as such, the Highway Authority would not be involved with its construction.

"No Highway Objection"

Response ends.

Emma Avis
West Sussex County Council – Planning Services