

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	Highways, WSCC
DATE:	13/04/2026
LOCATION:	26 Kennedy Avenue, East Grinstead, RH19 2DG
SUBJECT:	DM/26/0572 Construction of new 3-bedroom house attached to end of existing terrace and associated external works.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed construction of a new three-bedroom house attached to end of existing terrace and associated external works.

Access to the maintained highway network is achieved via Willow Close. Vehicle access will be provided to the rear of the site via a privately maintained access that currently serves garages. As this access is privately maintained, the applicant will need to obtain approval from the proprietor of this access road for the proposed access works. The LHA would not anticipate that the addition of a single residential dwelling would give rise to a significant material increase in movements on the local highway network.

Two off-street car parking spaces are proposed to serve the new dwelling, and this would be in accordance with WSCC Parking Standards for a dwelling of this size and location. The proposed parking spaces appear suitably sized and on-site turning appears achievable – I note that a multi-point manoeuvre may be required for entry/exit of these parking spaces, given the narrow nature of the access road. Though this would not be considered a highway safety concern.

The application site is situated in a location the LHA would consider sustainable, being within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area, and provision for the secure storage of bicycles has been demonstrated in the plans.

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 conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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