

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	WSCC – Highways Authority
DATE:	26 May 2026
LOCATION:	South View, Sharpthorne Road, East Grinstead, RH19 4HU
SUBJECT:	DM/26/0982 Proposed detached residential dwelling.
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.

This proposal is for the erection of a detached residential dwelling. The site is located on Top Road, a C-classified road subject to a speed restriction of 30 mph in this location.

The LHA previously provided consultation advice for this site for application DM/20/4436, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

There are no proposed changes to the existing site access. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals one recorded collision within the vicinity of the site. However, this was not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the site access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

As this application is for a single dwelling only, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

From inspection of the plans, there are three proposed parking spaces including a double-bay garage and two spaces on the drive. The proposed garage and parking spaces are suitably sized and on-site turning appears achievable. Under WSCC parking standards a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

The site is located within walking/cycle distance of local services and amenities within Sharpthorne. There is a limited bus service that runs from Top Road providing connections to larger urban areas. Cycling is a viable option in the area, and provision for secure cycle storage can be accommodated within the proposed garage building.

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:

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

Liz Corcoran

West Sussex County Council – Planning Services