

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	17/07/2025
LOCATION:	Land Adj. To 19 Estcots Drive, East Grinstead
SUBJECT:	DM/25/1218 Proposed erection of one pair of semi detached houses, with associated parking and new shared vehicular access.
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.

Summary

This application seeks the erection of a pair of semi-detached houses with associated parking and shared access. The site is located on Estcots Drive, a C-classified road subject to a speed restriction of 30 mph. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raise no highway safety or capacity concerns for this application.

Access and Visibility

A new shared vehicle access point is proposed on Estcots Drive to serve the site. Having reviewed the plans and WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Estcots Drive. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements on the local highway network.

The proposed access works will be subject to a Vehicle Crossover (VCO) licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

Parking and Turning

Four off-street car parking spaces are proposed. From inspection of the plans, the proposed parking spaces appear suitably sized and on-site turning appears achievable.

The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require five car parking spaces. As such, any overspill parking would have to be accommodated on-street. There are comprehensive parking restrictions in place on the nearby roads that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA would not anticipate that the shortfall of one car parking space would give rise to a detrimental highway safety impact, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of services, amenities and public transport links in East Grinstead. Cycling is a viable option in the area, and provision for the storage of bicycles has been demonstrated for each of the proposed plots.

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 conditions and informative should be applied:

Conditions

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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services