

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	Highways, WSCC
DATE:	16/09/2025
LOCATION:	Woodcote, Yew Lane, East Grinstead, RH19 2AZ
SUBJECT:	DM/25/1928 Erection of new self build dwelling alterations to side elevation of existing house to amend the fenestration.
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.

This application seeks the erection of a new self-build dwelling and alterations to side elevation of existing house. The site is located on Yew Lane, a privately maintained road – as such, these comments should be considered as advice only.

A new vehicle access is proposed on Yew Lane to serve the site. As Yew Lane is privately maintained, the proposed access works will be subject to formal approval from the road's proprietor. The addition of a single dwelling is not anticipated to give rise to a significant material intensification of movements on the maintained highway network.

The demonstrated car parking provision would be considered suitable for a dwelling of this size and location under WSCC Parking Standards. On-site turning has been shown to be achievable, meaning cars can exit in a forward gear. The LPA are advised to secure cycle parking provision, to promote sustainable transport methods.

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.

Kyran Schneider
West Sussex County Council – Planning Services