

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Peter Davies
FROM:	WSSC – Highways Authority
DATE:	21 September 2026
LOCATION:	Brambleside, Felcot Road, East Grinstead, RH19 2PX
SUBJECT:	DM/26/1350 Proposed double garage to front drive area and new front gates (Amended description 04.09.2026).
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 application is for a proposed double garage to front drive area and new front gates. The site is located on Felcot Road, a private road, consequently these comments are for your advice only.

As Felcot Road is privately maintained, any proposed access works will be subject to formal approval from the road's proprietor.

The private road adjoins the public highway at Crawley Down Road a C-classified road subject to a speed restriction of 40 mph in this location. No alterations are proposed to the existing junction onto Crawley Down Road. 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, the double-bay garage is suitably sized. Generally, the LHA would expect the space in front of a garage door to be a minimum of 6m to allow egress from the garage in case of emergency; however, the garage does have a side access door which should allow escape. The proposed gates are set back from the road and open inwards allowing cars to wait whilst the gates are in operation.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services