

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Deborah Lynn
FROM:	Highways, WSCC
DATE:	26/06/2026
LOCATION:	Land R/O 3 Park View Gardens, Lingfield Road, East Grinstead, RH19 2EH
SUBJECT:	DM/26/1345 Erection of new dwelling (2 bed) with amenity space, cycle storage, refuse bins. Demolish existing garage.
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 demolition of existing garage and erection of a two-bedroom residential dwelling with amenity space, cycle storage and refuse bins. The site is located on Hermitage Road, an unclassified road subject to a speed restriction of 30 mph.

The site is served by an existing vehicle access point on Hermitage Road, and no alterations are proposed to this existing access arrangement. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on Hermitage Road. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing vehicle access point.

Regarding parking, one off-street car parking space is to be provided for the proposed dwelling. Under WSCC Parking Standards, the LHA would expect a dwelling of this size and location to provide two car parking spaces. Consequently, any overspill parking would have to be accommodated on-street. No details of parking for the host dwelling have been provided, so there is an assumption that this would be accommodated on-street also. Whilst the LHA raises no highway safety concerns in this regard, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a location the LHA considers sustainable, this being well accessible on foot, by cycle and by public transport. Local services and amenities are within walking/cycle distance of the site. Cycling is a viable option for travel 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