

From: Emma Avis <Emma.Avis@westsussex.gov.uk>
Sent: 26 March 2025 17:38:41 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DM/25/0477
Importance: High

TO:	Mid Sussex District Council (MSDC) - The Local Planning Authority (LPA) Planning officer: Peter Davies
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	19 College Lane, East Grinstead, RH19 3LY
SUBJECT:	DM/25/0477 - Proposed off road parking bay.
DATE OF SITE VISIT:	Site/area known to officer
RECOMMENDATION:	Advice

- 1.1 The LHA has reviewed the submitted information. Whilst the LHA would raise no objection to the principal of the application, should the LPA grant planning consent the works involved will require the applicant to enter into a section 278/Minor highways works agreement, to deliver the access works on to the highway. This will not be able to be done under a vehicle cross over license (VCO) due to the significant works involved in the ground levels, and possibly drainage works. These works may also affect the neighbouring boundary wall and the foundations of 19 College Lane. Alterations will be required to the drainage cover located in the highway that looks to be damaged and not to a suitable standard for a vehicle to pass over.
- 1.2 It appears the dwelling was approved and built in 2008 after a couple of refused applications on the site. The LHA's mapping shows that someone applied to have the land at the front of the two properties stopped up (removed as maintainable public highway), for some reason this never concluded and as such the land up to the front of the dwellings is adopted highway land, this includes the raised paved area right up to the front doors. This is rather unusual and not something that the LHA would support by today's standards.
- The approved planning drawing under 08/0175 (Drawing no:07/31/1 Rev A) shows a 2m wide flat tarmacked footway to be provided in front of the properties, the planning decision notice states that the specification and agreement for the footway works is to be obtained from development planning at County Hall Chichester (WSCC). The LHA can find no record of these works having been agreed by WSCC, at present it is unknown who carried out these works and who agreed to them.
- 1.3 We have discussed the proposal with the s278 agreements team, ideally the land should be stopped up by the applicant to remove the land from the publicly maintained highway, or the works will need to be agreed and carried out under a s278 agreement,

where technical approval will be required to review if the works are considered acceptable to be carried out to the highway and maintained as highway, this would include matters such as materials used, gradient of the footway and how the raised area will be phased down to join the proposed driveway.

Emma Avis - Planner (MCIHT) County Highways (Development Management) - Planning Services - WSCC
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