

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	Highways, WSCC
DATE:	15/09/2025
LOCATION:	Saint Hill Farm, Saint Hill Green, East Grinstead
SUBJECT:	DM/25/2128 Proposed change of use to purposes falling within Class E(g) of the Town and Country Planning (Use Classes) Order 1987, as amended.
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 change of use of existing buildings to Use Class E(g). The site is located on West Hoathly Road, a C-classified road subject to national speed limit in this location.

The site is served by an existing established vehicle access point on West Hoathly Road, and no alterations are proposed to this existing access arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on West Hoathly Road.

The proposals seek the change of use of approximately 353sqm of floor space to Class E(g). Considering the existing uses at this site, the proposed change of use is not anticipated to give rise to a significant material intensification of use of the existing access point.

Existing hardstanding is to be retained for the parking of vehicles, and this appears of suitable size to serve the proposed use under WSCC Parking Standards. On-site turning appears achievable, allowing vehicles to exit the site in a forward gear.

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