

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andy Watt
FROM:	WSCC – Highways Authority
DATE:	6 August 2026
LOCATION:	Chutney And Grill 32 Railway Approach East Grinstead West Sussex RH19 1BP
SUBJECT:	DM/26/1664 Change of use and minor external alterations to former ground floor fast food takeaway restaurant (sui generis use) to residential use to create 1 no. 1 bedroom flat.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

The applicant is seeking to change the use of the existing building at 32 Railway Approach from a fast-food takeaway use to a C3 residential use. The proposal is to create 1 no 1-bedroom flat at this location.

Railway Approach is a C class road subject to 20mph speed restrictions. From observation of the most up to date WSCC accident data there have been several collisions noted within 100m of the site, Along Railway approach. These collisions have not been attributed to any existing concerns with the highway network or with pedestrian access at this point.

There is no vehicular access associated with the property and no assigned parking provision. Although cycle parking has been mentioned within the application form- this has not been shown within associated plans. The LPA may wish to secure this via a suitably worded condition, to promote sustainable alternatives to the use of a car.

The WSCC parking demand calculator has outlined that 1 parking space would be sufficient to serve the development, however the LHA has also taken into consideration the sustainable nature of the site.

The adjoining highway network is served with junction protection and parking restrictions to prevent unsafe parking within the publicly maintained highway; there are also short stay parking bays within Railway Approach.

The site is located within proximity to regular bus and rail services; these are accessible via linked pedestrian footways which are street lit and linked, therefore offering a favourable option for commuting.

The Local Highway Authority does not consider that the 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.

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 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.

Jodie Wilkes
West Sussex County Council – Planning Services