

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Deborah Lynn
<b>FROM:</b>	WSCC - Highways Authority
<b>DATE:</b>	8 July 2022
<b>LOCATION:</b>	81 High Street, East Grinstead, RH19 3DD
<b>SUBJECT:</b>	DM/22/1778 Conversion of existing office space (B1) to 1 bedroom residential dwelling.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

### Summary

This proposal is for the conversion of an existing office space (B1 Use) to one-bedroom residential dwelling (C3 Use). The site is located on High Street, a C-classified road subject to a speed restriction of 20 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

### Content

No vehicular access is associated with this site, whilst pedestrian access will remain unchanged. The LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site.

No parking is associated with this site. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least one car parking space. Therefore, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil parking provision would result in a detrimental highway safety concern, nor give rise to a parking capacity issue. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Regarding cycles, the applicant has demonstrated a cycle store to the north of the site. The applicant should provide secure cycle parking in accordance with WSCC Parking Standards, which for a dwelling of this size would be for one cycle.

The site is located in a sustainable town centre location within walking/cycle distance of local services and amenities, such as shops and schools. The site is also well connected by public transport, with regular bus services available from High Street. East Grinstead Train Station is located approximately 1.1km west of the site.

### Conclusion

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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

*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**