

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Catherine Cardin
FROM:	Highways, WSCC
DATE:	19/12/2025
LOCATION:	Stanbridge Farm East Recording Studio, Stanbridges, Stanbridge Lane, Staplefield, RH17 6BB
SUBJECT:	DM/25/3100 Change of use from redundant recording studio to residential.
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 from recording studio to residential to form a two-bedroom dwelling. The site is located on Stanbridge Lane, a privately maintained road – as such, these comments should be considered as advice only.

Access to the maintained highway network is at the existing junction with Staplefield Lane. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on to the maintained highway. In addition, the proposed change of use to dwelling is not anticipated to give rise to a material intensification of use of this access.

Under WSCC Parking Standards, the LHA would expect a dwelling of this size and location to provide two car parking spaces. From inspection of the plans, there appears to be sufficient space on-site to accommodate this, with space for turning. The LHA may wish to secure cycle parking provision, to promote sustainable travel.

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