

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Deborah Lynn
FROM:	Highways, WSCC
DATE:	15/06/2026
LOCATION:	101 South Road, Haywards Heath, RH16 4LR
SUBJECT:	DM/26/0949 Proposed Change of use from former A3 café to Retail use within Class E (formerly A1) with extension of opening hours, and Use of a small section of pavement area.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice / Modification

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

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed change of use from former café (Use Class A3) to retail (Use Class E), with extension of opening hours and use of small section of pavement area. The site is located on South Road, a B-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site, whilst pedestrian access will remain as existing for the proposed development. The LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of use of the site.

No vehicular parking is associated with this site either, so parking would have to be accommodated on-street or within nearby paid-for provision, as per the existing arrangement. The site is situated in a location considered sustainable, this being well accessible on foot, by cycle or by public transport, so no concerns would be raised in this regard.

I note that the applicant proposes a display shelf located on the footway fronting the site, and the LPA should be advised that this footway is considered publicly maintained highway. I have consulted with the relevant WSCC Highway Area Team, and they have confirmed that they would not support such proposals, due to the location and size of the display shelf. As such, the display shelf should be omitted from the plans.

In conclusion, assuming the above is complied with, 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.

Please reconsult if the applicant proceeds with the plans as currently proposed.

Kyran Schneider
West Sussex County Council – Planning Services