

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Jessica Szollosi
FROM:	WSSC – Highways Authority
DATE:	11 May 2026
LOCATION:	91-93 Lingfield Road, East Grinstead, RH19 2EL
SUBJECT:	DM/25/2781 Retrospective application for conversion of an old commercial garage into an office space.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This is a retrospective application for conversion of an old commercial garage into an office space. The application form states that the work was completed on 30/11/2024. The site is located on Lingfield Road, a C-classified road subject to a speed restriction of 30 mph.

The existing garage is accessed from Dormans Park Road, there are no alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

As part of the proposals a double-bay garage will be lost. As such, the potential displacement of one car would have to be accommodated on-street. Whilst this would not be anticipated to give rise to a highway safety concern or parking capacity issue in this location, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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.

Liz Corcoran
West Sussex County Council – Planning Services