

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	Highways, WSCC
DATE:	13/01/2025
LOCATION:	Rear of 2-12 Railway Approach and 104-108 London Road, Railway Approach, East Grinstead
SUBJECT:	DM/24/3101 Demolition of the existing dilapidated six garages and replacement with a two-unit 2 storey commercial property with a single parking space and associated bin and cycle storage.
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.

Summary

This application seeks the demolition of existing garage block and replacement with a two-unit commercial property. The site is located off Railway Approach, a C-classified road subject to a speed restriction of 20 mph in this location. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The site is served by an existing vehicular access point on Railway Approach. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto the maintained highway. In addition, the proposed development would not be anticipated to give rise to a significant material intensification of use of the existing access point.

Parking and Turning

One car parking space has been shown on the plans, although there appears to be suitable space within the forecourt to accommodate additional off-street parking if required. Given the scale of the proposed units, the LHA is satisfied that there is suitable parking provision available for use by the proposed units. On-site turning appears achievable, allowing vehicles to exit in a forward gear. Provision for the secure storage of bicycles has also been demonstrated.

I do note that six existing garages will be lost as part of the proposals. However, from inspection of the plans, the existing garages fall short of the minimum specifications for single-bay garages as outlined in Manual for Streets (MfS) – as such, the LHA would not consider them for parking provision as they may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume they may be being used for other purposes, such as storage. Nevertheless, the displacement of up to six cars being parked on the maintained highway would not be anticipated to give rise to a highway safety concern or parking capacity issue in this location.

Sustainability

The site is situated in a sustainable location within East Grinstead's town centre that is well accessible on foot or by cycle. The site location also benefits from regular bus services available from nearby London Road, and East Grinstead Railway Station located approximately 450m west of the site.

Conclusion

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