

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	13/01/2026
LOCATION:	The Garden Room, 2 Kleinwort Close, Haywards Heath, RH16 4XG
SUBJECT:	DM/25/3273 Retrospective planning permission for continued use of premises as a Children's Nursery (Use Class E f).
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 retrospective planning permission for the continued use of premises as a Children's Nursery (Use Class E(f)). The Application Form states that the site has operated as proposed since 01/09/2024. The site is located on Kleinwort Close, an unadopted road – as such, these comments should be considered as advice only. The proposals are supported by a Transport Statement prepared by Reeves Transport Planning.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for approved application DM/20/0807 (*Create a multi use building with deck area and a path leading to Lamb House*), of which no highway safety or capacity concerns were raised.

The current proposals seek the continued use of the approved building for use as a children's nursery, which currently has 26 children enrolled with five members of staff. Considering the scale of the proposed use, and that drop-off and pick-up times would typically be spread out across the AM and PM peak times, the LHA would not raise any highway capacity concerns to the proposals.

In addition to the above, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely during this time.

The site benefits from an existing car park that will be utilised for drop off and pick up of children, and this appears suitable for this intended purpose. Two car parking spaces will be allocated for staff, and this would be considered sufficient, given that the site is situated in a sustainable location, that is well accessible on foot, by cycle and by public transport.

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