

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	WSSC – Highways Authority
DATE:	6 April 2026
LOCATION:	The Royal British Legion Woodland Road Hassocks West Sussex BN6 8HE
SUBJECT:	DM/26/0596 Change of use of the existing vacant social club (use Class F2) to six residential units (use Class C3), with a first floor extension proposed above the existing ground floor addition to the front of the building, together with the installation of new windows, roof lights, solar panels and heat pumps and a bin and cycle store.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposed application is for the conversion of the existing Royal British Legion Club to be converted into 4 x 1 bedroom flats and 2 x 2 bedroom flats. The existing car park and access onto Woodlands Road will remain with 6 car parking spaces and a provision for cycle parking (6 spaces) and waste storage. The additional 2 flats will be formed with the extension of the first floor.

Woodlands Road is a residential street with parking bays marked on both sides of the road. The properties in the vicinity of the application site have limited off-street parking (1 driveway space) and the parking bays are marked with 2 hour maximum stays Monday – Saturday (8am – 6pm). The parking bays do not continue past Crown Point House, however parking demand is still high. The site is located very close to Hassocks train station, which provides a commuter link to London which is likely a driver of parking demand.

The development includes 6 car parking spaces, 1 space per flat, which is acceptable to the Highway Authority especially given the proximity to Hassocks station. However, no visitor parking is available and it is recognised that parking demand in the area is high.

The existing use as a branch of the Royal British Legion, was a social club comprising of; bar, lounge, office space and games room. The existing use would have generated a significant level of traffic and the proposed use is likely to result in a reduction in traffic levels.

Given the sites location; close to local amenities and transport links, the provision of parking and the likely reduction in traffic movements the Highway Authority would not wish to raise an objection to the proposal.

No objection.

Car parking space

No part of the development shall be first occupied until the 6 car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until the 6 covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Debbie Farrell
West Sussex County Council – Planning Services