

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	Highways, WSCC
DATE:	17/03/2025
LOCATION:	The Royal British Legion, Woodland Road, Hassocks, BN6 8HE
SUBJECT:	DM/25/0393 Change of use of the existing vacant social club (Use Class F2) to co-working studios (Use Class E), 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:	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 the change of use of existing social club (Use Class F2) to co-working studios (Use Class E), including a first floor extension and ground floor addition to front, amongst other works. The site is located on Woodland Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access point on Woodland Road. Considering the existing and proposed uses, the LHA does not anticipate that the proposals would give rise to a significant material intensification of use of the existing access point.

A revised off-street parking area is proposed, comprising of three car parking bays and one disabled car parking bay. From inspection of the plans, the proposed parking layout appears acceptable, and on-site turning appears achievable.

The LHA acknowledge the shortfall in car parking provision under WSCC Parking Standards, which for Class E office use would require 14 car parking spaces. However, it is worth noting that the existing F2 use would require 24 car parking spaces under WSCC Parking Standards, a higher shortfall than that of the proposed use. The LHA are unaware of any safety/capacity issues in the area linked to this existing site, and the proposed development represents a lower parking demand than the existing use. In addition, weight is afforded to the sustainable site location, being close to Hassocks Railway Station and regular bus connections from Keymer Road. Provision for parking of 18 bicycles has been demonstrated in the plans, which will help promote the use of sustainable transport methods. As such, no concerns are raised in this regard.

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