

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steven King
FROM:	Highways, WSCC
DATE:	03/07/2026
LOCATION:	Development Site At Former Tower Car Sales, Tower Close, East Grinstead, RH19 3JX
SUBJECT:	DM/26/1449 Retrospective application for the internal reconfiguration to provide 1no additional self-contained residential unit with 1no bedroom.
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.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed retrospective internal reconfiguration to provide one additional self-contained residential unit.

For context, the LHA was previously consulted regarding highway matters for this site for application DM/26/0432 (*Retrospective application for the internal reconfiguration to provide 1no additional self-contained residential unit*), of which more information was requested from the applicant regarding cycle parking. The LPA refused the application, citing insufficient cycle parking as one of the reasons for refusal.

Content

Vehicle access arrangements will remain as previously approved, utilising the existing access point on Leppard Walk. Given the scale of the proposals, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of use.

Vehicle parking will also remain as previously approved, with no additional parking proposed. It is unclear if the existing parking provision is allocated or operates on a first come, first serve basis. So, it may be the case that any vehicle parking associated with the proposed residential unit may have to be accommodated either on-street or within nearby paid-for provision as a result. Whilst no highway safety concerns would be raised in this regard, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Weight is given to the sustainable site location, being within walking/cycle distance of local services, amenities and public transport links. The site being well accessible on foot, by cycle and by public transport, residents need not necessarily rely on the private car for travel. Cycling is a viable option in the area, and provision for secure cycle storage is now proposed as part of the current submission, with ten secure units accessed from the car park to rear.

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