

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	Highways, WSCC
DATE:	23/10/2025
LOCATION:	4 Cantelupe Mews, 37-39 Cantelupe Road, East Grinstead, RH19 3BG
SUBJECT:	DM/25/2603 Change of use from Class E to Class MA to create 2 residential units.
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 prior approval for the change of use of existing offices (Class E) to residential to form two one-bedroom residential units. The site is located on Cantelupe Road, a C-classified road subject to a speed restriction of 20 mph.

As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

No alterations are proposed to the existing vehicular access arrangement. The proposed change of use to residential is not anticipated to give rise to a material intensification of movements to or from the site.

Three allocated car parking spaces are proposed to serve this site, which would be in accordance with WSCC Parking Standards for a development of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

The site is situated in a sustainable location, within walking/cycle distance of local services, amenities and public transport links. Cycling is a viable option in the area, and the LPA may wish to secure cycle parking provision if there is space within the site to do so.

In summary, the prior approval is considered acceptable in highway terms.

Kyran Schneider
West Sussex County Council – Planning Services