

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	WSCC – Highways Authority
DATE:	17 July 2024
LOCATION:	Stanbridge Industrial Park Staplefield Lane Haywards Heath RH17 6AS
SUBJECT:	DM/24/1585 Redevelopment of two storage barns, to provide a new office building.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (DM/24/1585), with regards to any highway safety or capacity concerns. The application is supported by way of a Planning Statement (PS) and associated plans.

Background and Site Context

The application site is Stanbridge Industrial Park, located along Staplefield Lane, to the south of Staplefield. The site comprises two storage buildings and the application seeks to redevelop these two storage buildings to form an office building with associated parking and landscaping. These two buildings were earlier used as barns supporting agricultural use and were approved change of use to storage (Class B8) under reference DM/21/2913.

Access and Visibility

The site is accessed from Staplefield Lane which is a publicly maintained, low trafficked, unclassified rural road subject to national speed limit. Vehicular access currently exists to the site via an established vehicle crossover providing access to a hardstanding area. Visibility at the existing access appears sufficient for the anticipated road speeds in this location.

An inspection of data supplied to WSCC by Sussex Police over a period of last five years reveals there has been no reported incident of personal injury accident near to the site access, which indicates there are no existing highway safety concerns associated with road layout / geometry.

Parking and Trip Generation

The applicant proposes to use the existing hardstanding area to accommodate parking needs. This is anticipated to be sufficient for a development of this size and location. The site is in a rural location, but local services and amenities can be accessed in Staplefield by walking, cycling and usage of bus services. Bus stops are in front of the site access providing local area connectivity. Therefore, the site is accessible by sustainable modes of transport to reduce the reliance upon the private car.

Safe and secure bicycle parking storage is provided for the benefit of employees / visitors.

The LHA anticipate that the level of traffic generated by this proposal would not result in an increase over the potential traffic generated through the previous agricultural use.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following condition should be applied:

CONDITION

Cycle Parking

No part of the new development shall be first occupied until 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.

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West Sussex County Council – Planning Services