

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Susan Dubberley
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	01/08/2025
<b>LOCATION:</b>	119 – 129 South Road, Haywards Heath, RH16 4LR
<b>SUBJECT:</b>	DM/25/1686 Proposed 5x 1 bedrooomed flats (4x 1 bedroom flats within a new 3rd floor mansard roof extension and 1x1 bedroom flat in a mansard roof extension at part second floor).
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application seeks the erection of five one-bedroom flats within new third floor and part second floor mansard roof extensions. The site is located on South Road, a B-classified road subject to a speed restriction of 30 mph.

The Planning Statement states that no vehicular parking will be provided for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require five car parking spaces. As such, vehicular parking would have to be accommodated on-street or within nearby paid-for provision.

There are comprehensive parking restrictions on the surrounding roads that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA therefore would not anticipate that the proposed nil car parking provision would result in a highway safety concern. However, the LPA may wish to consider the potential impact on on-street parking from an amenity point of view.

Weight is given to the fact the site is situated in a sustainable location in Haywards Heath Town Centre that is within walking/cycle distance of local services and amenities. The site is also well connected by public transport, with regular bus services available nearby on South Road. Haywards Heath Railway Station is located approximately 1km northwest of the site. Therefore, residents need not necessarily rely on the private car for trips.

Cycling is a viable option in the area, and provision for five cycle parking spaces have been demonstrated on the plans in accordance with WSCC Parking Standards. The LHA would request that cycle parking be made covered and lockable.

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.

If the LPA are minded to approve the application, the following condition should be applied:

*Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be 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.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**