

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	WSCC – Highways Authority
DATE:	5 March 2025
LOCATION:	Thai Crystal 45 The Broadway, Haywards Heath RH16 3AS
SUBJECT:	DM/25/0196 Demolition of existing redundant single storey buildings to the rear. Erection of a four-storey rear extension and re-configuration work to convert existing commercial use to Class E use and 5No. residential dwellings (3No. 1-bedroom flats and 2No. 2 bedroom flats) together with associated refuse and cycle storage.
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.

This proposal is for the demolition of existing redundant single storey buildings to the rear. Erection of a four-storey rear extension and re-configuration work to convert existing commercial use to Class E use and 5No. residential dwellings (3No. 1-bedroom flats and 2No. 2-bedroom flats) together with associated refuse and cycle storage. The site is located on The Broadway, a B-classified road subject to a speed restriction of 30 mph.

Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access

The applicant proposes a new parking area to the front of the property which will require a new vehicular access on to The Broadway. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

From inspection of local mapping, there are no apparent visibility concerns at the proposed vehicular access point. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

Parking

The applicant proposes two car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that the residential development of this size in this location would require at least six car parking spaces. The class E commercial unit would also generate a parking provision requirement dependent on the type of business.

Therefore, any overspill parking from the residential or commercial use would have to be accommodated on-street. Comprehensive parking restrictions are in place on the nearby roads prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed shortfall of parking provision would

give rise to a detrimental highway safety impact, nor a parking capacity issue. However, the LPA is advised to consider the potential impacts on on-street parking from an amenity point of view.

From inspection of the plans, the proposed parking area is suitably sized for two car parking spaces. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location. The applicant has demonstrated cycle storage which will provide secure cycle parking provision.

The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from The Broadway. Haywards Heath Train Station is situated approximately 700m north of the site.

Conclusion

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 conditions and informative should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Liz Corcoran

West Sussex County Council – Planning Services