

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	Highways, WSCC
DATE:	01/05/2025
LOCATION:	Saint Hill Farm, Saint Hill Green, East Grinstead
SUBJECT:	DM/25/0963 Variation of condition 3 of planning application 05/02744/FUL - to allow a broader and more flexible use of the building, comprising uses falling within Class E(g) of the Use Classes Order, as part of current endeavours to re-let the building.
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 the variation of condition 3 of planning application 05/02744/FUL to allow a broader and more flexible use of the building, comprising uses falling within Class E(g). The site is located on Saint Hill Green, a C-classified road subject to national speed limit.

The Planning Statement states that the existing building comprises of approximately 135 sqm, and currently is used for bicycle repair, hire and sales. The proposed variation of condition seeks a wider use of the building within Class E(g). Considering the existing use, and the relatively small scale of the existing building, the proposed change of use would not be anticipated to give rise to a significant material intensification of use of the existing access point. Suitable car parking provision can be accommodated within the existing hardstanding parking area.

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