

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	WSSC – Highways Authority
DATE:	20 February 2025
LOCATION:	1 The Calf Unit Bowders Farm Haywards Heath Road Haywards Heath RH17 6QH
SUBJECT:	DM/24/3139 Change of use of wood shop to Class E Use (Commercial, Business and Service use) together with use of adjacent land for ancillary car parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection / Modification

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is for the change of use of the existing building only (242sqm), no changes to the structure or the size of the building are proposed.

A total of 28 parking spaces are proposed to serve the 6 individual units and the parking area will be gravel finished. This area was previously occupied by the calf units which have now been demolished following prior approval. As the gravel area is close to the public highway a solid border of brickwork (for example) is required to contain the gravel in the parking area so it does not migrate onto the road or into the grassed area/track bounding the car park. Whilst no objection is raised to the number of parking spaces, given that the car parking area is large, is it possible for the area to be broken up by some planting to reduce the level of hard landscaping? This is likely to result in a loss of 1 or 2 spaces which is acceptable.

The site in its entirety has a number of business operations which utilise the access and the barn has previously been used for local business enterprises. The proposed use is unlikely to generate a significant increase in traffic using the access.

The access itself is constructed of concrete, is wide enough for 2 vehicles to pass and visibility for existing traffic is reasonable in both directions. There is evidence of some overrun on the grassed area adjacent to the 'Track' which is likely caused by vehicles which have used the track and exacerbated by vehicles using the main access. It is recommended that the applicant investigates how improvements can be made to this corner possibly as part of the car park works.

If the Local Planning Authority is minded to grant planning consent the following condition(s) and informative note(s) would be advised:

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Debbie Farrell

West Sussex County Council – Planning Services