

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	WSSC – Highways Authority
DATE:	27 March 2026
LOCATION:	5 Orchard Close Scaynes Hill Haywards Heath West Sussex RH17 7PQ
SUBJECT:	DM/26/0540 Change of Use from dwellinghouse (Use Class C3) to children's residential care home (Use Class C2) for up to (2/3) children. No external alterations proposed.
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 application is for the Change of Use from dwellinghouse (Use Class C3) to children's residential care home (Use Class C2) for up to (2/3) children. No external alterations proposed. The site is located on Orchard Close an un-classified road subject to a speed limit of 30mph.

The existing residential use benefits from a vehicular crossover and driveway providing parking for at least four vehicles. The proposal does not alter the existing access or parking arrangement. Whilst the proposed use as residential home for 2-3 children, plus one bedroom for staff use, may result in additional movements to or from the site over the existing residential use, the LHA would not consider this to result in a material intensification of use of the existing site access and would not raise a highway safety concern. Visibility at the existing access appears sufficient for the anticipated road speeds in this location, and there appears to be sufficient space on the site frontage for vehicles associated with the proposed use to park.

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.

Nicola Elliott
West Sussex County Council – Planning Services