

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	12 April 2025
LOCATION:	Reign Gallery 26 Railway Approach East Grinstead RH19 1BP
SUBJECT:	DM/25/0852 Change of use of Class E commercial, business and service to C3 residential.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full application DM/25/0852. The application is supported by way of a Planning Statement and associated plans.

The proposal seeks change of use of Class E commercial, business and service to C3 residential. The application site occupies the ground floor and has been used as a tattoo parlour. There is a flat above on the first, second and lower ground floors. The site is located on the western end of a terrace of properties on the southern side of Railway Approach.

No vehicular access is associated with this site. Class E uses tend to generate greater material movements than C3 residential. Therefore, the LHA do not anticipate material movements associated with the proposed uses will exceed that of the existing use.

No parking is associated with this site. Consequently, parking would have to be accommodated on-street. The residents / visitors have the option of using the nearby car park. Comprehensive parking restrictions are in place on Railway Approach, prohibiting parking in places that would be detrimental to highway safety. The LHA do not anticipate that the existing nil car parking provision would result in a highway safety concern. However, the LPA may wish to consider the potential impacts of on-street parking from amenity point of view.

The applicant has not demonstrated cycle parking provision. Cycling is a viable option in the area and the LHA would like to see secure and covered cycle parking provision being implemented if there is space within the site to accommodate this. The inclusion of cycle parking helps promote the use of sustainable transport methods.

In summary, the movements associated with Class E use have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

Roopa Bilichodmath
West Sussex County Council – Planning Services