

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSCC – Highways Authority
DATE:	11 April 2025
LOCATION:	8 Quarry Hill Haywards Heath West Sussex RH16 1NQ
SUBJECT:	DM/24/2985 Proposed garage conversion, first floor side extension and ground floor part rear extension.
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.

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

The proposal seeks to convert the existing garage, with a first-floor side extension above and part ground floor extension at the existing dwelling at 8 Quarry Hill, Haywards Heath. Quarry Hill is a residential D class road subject to 30mph speed restrictions at this point, the road is served with parking restrictions along its length prohibiting parking between the hours of 9-10am and 1-2pm.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the access with the public highway, onto the Quarry Hill. There is no evidence to suggest that the access is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

The proposal sees the removal of the existing garage space. From observation of the submitted plans, due to the size and shape of the garage, this could not be currently be used in its current format as a parking provision. The application form also states that the existing parking arrangements remain unchanged alongside this proposal.

The dwelling will see an increase in one bedroom, from consulting the WSCC parking demand calculator, this additional bedroom does raise the parking allocation for this dwelling from 2 parking spaces to 3. It does not appear that the driveway would have the ability to accommodate 3 vehicles, the dimensions do appear sufficient to serve that of two vehicles. Parking restrictions along Quarry Hill impose restrictions on when overspill parking could occur within the adjoining highway network. Similarly Blunts Wood Road is served with double yellow lines which also restrict where overspill parking could occur. Although this would not be a Highways Safety concern, the LPA may wish to consider this from an amenity perspective.

The site is within reasonable walking distance of shops and amenities and alternative sustainable transport means are available. Haywards Heath railway station is situated a

15minute walk from the site and bus services are located in the nearby Harland Close as well as from the Sainsburys supermarket on Bannister Way. Offering alternatives to the use of a car for some journeys. It is unclear whether a cycle parking provision is available to residents of the property, the LPA may wish to consider whether this would be a justifiable request, should there not be a provision available.

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services