

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	WSSC – Highways Authority
DATE:	8 May 2025
LOCATION:	2 - 8 Sussex Road Haywards Heath West Sussex RH16 4EA
SUBJECT:	DM/25/1077 Change of use from commercial space to two flats.
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 proposal is for prior approval for the change of use from commercial space to form two flats. The site is located on Sussex Road, a B-classified road subject to a speed restriction of 30 mph.

The LHA was consulted on application DM/24/2152 for prior approval for change of use from commercial Class E to form 2 x self-contained flats. The LHA raised no highway safety concerns to the proposal, however the application was refused on separate grounds.

There is an existing vehicular access point to the car park above the retail units from Gower Road, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The plans indicate that three parking spaces will be allocated to the proposed flats, however, it is unclear whether this will result in the loss of parking provision for the existing flats above. The LHA is satisfied with the level of proposed parking provision for the proposed dwellings, however, the LPA may wish to clarify whether existing provision will be lost. Any displaced or overspill parking as result of the development would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed car parking provision would result in a detrimental highway safety impact. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated within a sustainable town centre location, within walking distance of public transport links and public car parks.

The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from South Road. Haywards Heath Train Station is situated approximately 1.3km north of the site. Details of secure and covered cycle storage can be secured via condition.

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.

If the LPA are minded to approve the application, the following conditions are advised:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott
West Sussex County Council – Planning Services