

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSCC – Highways Authority
DATE:	4 February 2026
LOCATION:	Mid Sussex Timber 79 Railway Approach East Grinstead West Sussex RH19 1BY
SUBJECT:	DM/25/3080 Change of Use of part of an existing building used as a builder's merchant (B2) to self storage (B8) including associated parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

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

West Sussex County Council was consulted previously on Highway Matters for this location through our Pre-application process to which no objections were raised.

The proposal is accessed via Railway Approach East Grinstead, which is a C classified road subject to 30mph speed restrictions. The proposal seeks to utilise the current accesses as existing serving the Timber and Building Materials warehouses and Insulation Hub. From observation of data provided to WSCC from Sussex Police over a 5 year period, there appears to be no known highways safety or concerns with the operation of the accesses.

The proposal is for the conversion of part of the site (The insulation Hub) from the storage and supply of building materials to a self-storage facility. A builder's merchants currently operates on site and this is to remain. The access points onto the public highway are shared and no changes are proposed to these access points. Visibility splays in excess of 2.4m x 43m are achievable from both access points in both directions.

It was requested that the applicant undertake a trip assessment of the number of trips associated with the builder's merchants (which is to continue its operation on site). This has been undertaken by the applicant using industry standard software, TRICS. It has been shown that there are likely to be 12 two-way trips in the am peak and 2 two-way trips in the evening peak. Parking demand has also been assessed and found the highest peak of 5 vehicles to be between 10:00am and 11:00am. This demand does not exceed the number of existing spaces. An additional 2 spaces are to be provided outside of the storage facility.

The TRICS database has also been interrogated to provide likely trip values for the proposed self-storage which resulted in 1 two-way trip in the am peak, 1 two-way trip in

the pm peak and 12 tow-way trips daily. Given the loss of 400sqm of builder's merchant space the proposal is likely to result in a drop in vehicle trips over existing.

It is recommended that could is provided to show the ingress and egress to avoid confusion.

No highway objection.

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

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Debbie Farrell
West Sussex County Council – Planning Services