

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	WSCC – Highways Authority
DATE:	21 November 2025
LOCATION:	Hampton House High Street East Grinstead RH19 3AW
SUBJECT:	DM/25/2833 Change of use of building from Class E to residential to form 4no flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC as the County Highway Authority (CHA) has considered the above planning application for a change of use from offices to residential use. No objection is raised subject to any conditions attached.

Access

The site is accessed from Judges Terrace, a 'D' classified road with a 20 mph speed limit which connects into Judges Close. The access here is very narrow and sandwiched between two buildings and is only wide enough for single file traffic.

Pedestrian access into the site is via the same vehicle route and there is no room for pedestrians to have a separate footway, therefore the space is considered a shared space and caution must be taken as visibility is poor.

As the highway boundary stops at the entrance to Judges Close the access road into the site is in private ownership. The applicant could consider putting signs up to alert drivers who may be visiting to look out for pedestrians however this is a private matter.

Parking & Trips

The proposal to change the use from offices to 4 residential units, 3 x 1bed , and 1 x 2 bed flats with 1 car parking space each is in line with current guidance. The site currently provides access to a number of businesses, and a doctor's surgery and the proposal would not see any increase in trips other than visitors to the site. Given the restrictions on parking visitors can use the numerous pay and display parking options in the town centre, or if they are visiting outside of the doctor's surgery or business hours it is likely that car parking for visitors will be available for use elsewhere on the site if permission is given.

However, in terms of trip generation the changes to the site are not proposed to generate any significant trips above what has already been approved and as such no objection is raised.

Road Casualty and Collision Data

A review of the road casualty and collision records show there has been 1 recorded incident at this junction in 2023 where a car hit a pedestrian. This demonstrates pedestrian vulnerability in this location however due to constraints improvements are limited. Whilst it is acknowledged that this access is compromised on visibility and space most drivers and pedestrians take care due to the poor visibility, and there has not been a reoccurring pattern here given the access constraints.

Construction vehicles

Given all renovation works will be internal and there are 4 parking spaces it is considered that builders will be able to park and the renovation works would not cause any disruption to the car parking areas, which are needs for the business and the doctors surgery.

Therefore, no objection is raised.

Alison Meeus**West Sussex County Council – Planning Services***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.