

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	Highways, WSCC
DATE:	25/11/2025
LOCATION:	Flat 1, 106 High Street, Hurstpierpoint, BN6 9PX
SUBJECT:	DM/25/2806 Retrospective application to turn office to one 3no bedroom flat.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the retrospective change of use of offices (Class E) to one three-bedroom dwelling (Class C3). The site is located on High Street, a B-classified road subject to a speed restriction of 20 mph in this location.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DM/21/0968 (*Conversion of upper floor offices into 3 self-contained flats with natural daylight to all habitable rooms*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) approved the application.

For the current submission, the applicant retrospectively seeks the change of use of offices to a three-bedroom dwelling. Vehicle access will remain as existing to the rear of the site via the privately maintained South Lane. The proposed change of use to residential is not anticipated to give rise to material intensification of movements to or from the site.

Four existing car parking spaces are to be retained to the rear of the site, and this would be considered sufficient provision for a dwelling of this size and location under WSCC Parking Standards. No details of cycle parking provision have been provided – the LPA are advised to consider securing cycle parking provision to promote sustainable travel, if they deem it appropriate to do so for this retrospective application.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services