

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	Highways, WSCC
DATE:	21/11/2024
LOCATION:	Land To Rear Of 94, 94a, 96 And 98 London Road, London Road, East Grinstead, RH19 1EP
SUBJECT:	DM/24/2637 Proposed two storey building to be constructed to house three ancillary commercial units.
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 erection of a two-storey building providing three ancillary commercial units. The site is located on London Road, a C-classified road subject to a speed restriction of 20 mph in this location.

No vehicular access is associated with this site. Pedestrian access to the application site will be via an existing side passage from London Road, or via the existing commercial units on London Road, as per the existing arrangement.

Considering the proposed units are relatively small in scale and will be used ancillary to existing commercial uses, the LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

No vehicular parking is proposed, and therefore vehicles would have to be accommodated on-street or within nearby paid-for provision, as per the existing arrangement. The proposals would not be anticipated to significantly increase parking demand for the existing commercial uses.

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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services