

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Mid Sussex District Council<br>FAO: Joseph Swift                                                                                                                    |
| <b>FROM:</b>               | Stephen Gee WSCC – Highways Authority                                                                                                                               |
| <b>DATE:</b>               | 2 September 2026                                                                                                                                                    |
| <b>LOCATION:</b>           | Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West |
| <b>SUBJECT:</b>            | DM/26/2064<br>Discharge of Condition 8 (CEMP) in relation to planning application DM/21/3279 in respect of reserved matters area DM/25/1986 (Phase 1C).             |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                                                                                                 |
| <b>RECOMMENDATION:</b>     | More Information                                                                                                                                                    |

The CEMP relates to Phase 1C of the Brookleigh development.

A maximum of 25-30 HGV deliveries would be made each day and HGVs would access the site via Issacs Lane and the A273, A2300.

An average of 80-100 subcontractors vehicles could be on site each day. Parking provision within the compound is limited to 24 vehicles and the CEMP identifies in 5.13 that *"Parking in other areas of the site development, apart from those signed as being for car parking (which will be located within the compound area), such as on the site access roads will not be permitted."*

Confirmation should be provided on the accuracy of the number of subcontractors and if correct additional parking provision should be identified within the site for the period the demand exists, without this it is likely subcontractors will park along Holmbush Avenue or adjoining development plots, rather than park within town centre car parks as the CEMP suggests and utilise the bus service to access the site.

Wheel washing facilities are to be provided on site, however no locations are shown. Road sweeping will be undertaken as and when required.

### Conclusion

Confirmation should be provided on the number of subcontractors and additional parking provision identified.

Confirmation should be provided on the location of wheel washing facilities.

**Stephen Gee**  
**West Sussex County Council – Planning Services**