

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	Highways, WSCC
DATE:	11/07/2025
LOCATION:	Land North Of 24 Oak Hall Park, Burgess Hill, RH15 0BX
SUBJECT:	DM/25/1354 Proposed new 1 bed, two-person semi-detached dwelling.
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 one-bedroom semi-detached dwelling. The site is located on Oak Hall Park, an unclassified road subject to a speed restriction of 30 mph.

This site has some recent history, with the abutting dwelling no. 24a being permitted under application DM/23/1926. WSCC in its role as Local Highway Authority (LHA) was a consultee for this application, raising no highway safety or capacity concerns.

For the current proposals, no vehicular access is to be provided for the proposed dwelling. Pedestrian access will be achieved via the existing footway along the northern boundary. In capacity terms, the addition of a single dwelling would not be anticipated to give rise to a significant material increase in movements on the local highway network.

Vehicular parking would have to be accommodated on-street. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require one car parking space. The LHA does not anticipate that a shortfall of one car parking space would give rise to a highway safety concern or parking capacity issue in this location, but the LPA are advised to consider the potential amenity implications.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links. No details of cycle parking provision have been provided. Cycling is a viable option in the area, and the LHA would request that secure and covered cycle parking provision for at least one bicycle be provided in accordance with WSCC Parking Standards.

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.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider

West Sussex County Council – Planning Services