

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steven King
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	17 September 2026
LOCATION:	Land East Of Keymer Road And South Of Folders Lane Broadlands Burgess Hill West Sussex
SUBJECT:	DM/26/2214 Variation of Condition No: 33 relating to planning application DM/22/3049 - to allow for design changes. The proposed new drawings reflect changes made on only the Thakeham parcels (Build Phase 1: Access Road and Northern Land phase only).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

The application seeks a revision to the permitted development where by a number of dwellings would be provided with additional bedrooms.

The applicants covering letter provides an assessment against the WSCC car parking standards, given the oversupply within the site as part of the original application, the revised requirements would still be within acceptable levels.

The transport assessment and utilisation of TRICS is based on an averaged trip rate per dwelling and not on the size of the unit, as such the increase in bedrooms is not expected to generate a significant increase in vehicle movements or result in a severe impact on the local highway network.

The revision to the number of bedrooms provided would result in an increase in the TAD payment required.

Conclusion

No objection is raised subject to the revised TAD contribution

Stephen Gee
West Sussex County Council – Planning Services