

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSCC – Highways Authority
DATE:	17 January 2025
LOCATION:	24 Royal George Road, Burgess Hill, RH15 9SE
SUBJECT:	DM/24/2875 Planning application to retain the commercial unit on the ground floor and provide three apartments. The internal layout will be reconfigured with some alterations proposed to the fenestration and roof.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This proposal is to retain the commercial unit on the ground floor and provide three apartments. The internal layout will be reconfigured with some alterations proposed to the fenestration and roof. The site is located on Royal George Road, a C-classified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access. This proposal is not anticipated to result in an increased intensification of use on the existing access.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals three recorded collisions within the vicinity of the site. However, these were not attributed to the use of the existing access or road layout. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

The site will retain three car parking spaces. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least four car parking spaces.

Therefore, any overspill parking would have to be accommodated on-street. The LHA would not anticipate that the shortfall of one parking space would give rise to a highway safety/capacity concern, owing to the site's sustainable location and presence of parking restrictions nearby, but the LPA may wish to consider potential amenity implications.

No details of cycle parking have been provided. Cycling is a viable option in the area and the LHA request secure and covered cycle parking provision is provided in accordance with WSCC Parking Standards.

The site is situated in a sustainable town location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Royal George Road. Worthing Train Station is situated approximately 1.4km east of the site.

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.

Liz Corcoran
West Sussex County Council – Planning Services