

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	WSSC – Highways Authority
DATE:	26 March 2025
LOCATION:	17 Valebridge Road, Burgess Hill, RH15 0RA
SUBJECT:	DM/24/2563 Proposed demolition of an existing storage building to the rear of the property and erection of a new detached 4 bedroom dwelling with integral garage and a further detached garage and car porch. (Amended plans received 10 February and tree report received 17 March 2025).
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.

WSSC in its role as Local Highway Authority (LHA) has been reconsulted on the above application, following the submission of new plans. The LHA previously provided comment on this application, dated 10/12/2024, raising no highway safety concerns. The applicant has submitted amended plans and as such, the LHA has been re-consulted and can provide the following updated comments:

The amended plans show that the proposed garages have been enlarged to meet Manual for Streets specifications and can be considered for both vehicular and cycle parking provision. The plans also demonstrate a cycle store to the rear of the existing dwelling which can provide secure, cycle storage. I include an updated conclusion paragraph below to reflect the change in NPPF, as well as the conditions previously advised.

In conclusion, 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 conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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