

From: Emma Avis <Emma.Avis@westsussex.gov.uk>
Sent: 21 January 2025 14:01:25 UTC+00:00
To: "planninginfo" <planning@midsussex.gov.uk>
Cc: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DM/24/2970
Importance: High

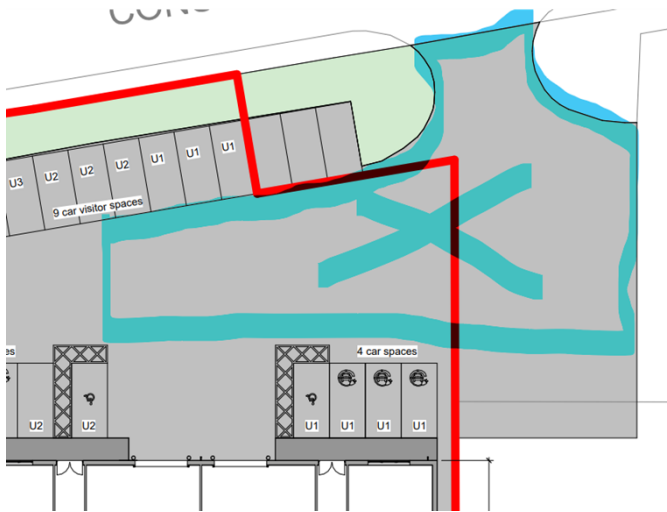
TO:	Mid Sussex District Council (MSDC) - The Local Planning Authority (LPA) Planning officer: Joanne Fisher
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Capital Hair And Beauty Unit A Consort Way Burgess Hill West Sussex RH15 9TJ
SUBJECT:	DM/24/2970 - Construction of new commercial building within classes E(g), B2 and B8.
DATE OF SITE VISIT:	Site/area known to officer
RECOMMENDATION:	No Objection

- 1.1 The LHA has been consulted on the above application with regards to any highway safety or capacity matters. The application is for the redevelopment of the site, the site previously had an industrial unit on it which appears to have been destroyed in a fire and removed, leaving the site currently vacant. It appears that this use had been operational within the last 5 years. All access arrangements would be as they previously were via the existing site access off of Consort Way, which is shared with the adjacent unit occupied by RPG.
- 1.2 The previous industrial use on the site is noted by the LHA as a material planning consideration in assessment of this application, this would have generated its own trips on the highway network and the site access.
- 1.3 In terms of highway capacity and safety given the previous use and the proposed use the LHA would raise no objection to the proposal.
- 1.4 In terms of parking it is difficult to conclude exactly how many parking spaces are appropriate given that the new development is shown as being 3 separate units and it is not known which ones will be class use B2 or B8, which have differing parking guidance levels associated with their use. The Transport Consultant has calculated using the WSSCC parking guidance that the site could require anything from 13 to 34 spaces depending on the unit uses.

The site plan appears to show 22 parking spaces which includes 1 visitor space, 2 disabled spaces and spaces for each unit, with 7 spaces been equipped with EV charging facilities. The LHA would be minded to agree that given the location and the options to travel sustainably that

the site is providing an adequate level of parking for the site and within the constraints of the site. The LHA would note that access and tracking to the space at the side of unit 3, next to the two EV spaces seems very tight.

- 1.5 The LHA note that some concerns have been raised with regards to parking and access of the shared access way. This is more of a legal matter that should be subject of discussion between the land owners and lease holders on the site; however the LHA would advise that for the benefit of both this development and the adjacent site that share the access, that access for all should be kept clear to allow for access and turning, especially with regards to any larger vehicles accessing the two sites in the following area;-



- 1.6 The LHA would raise no objection to this application and would advise that conditions to protect parking & turning, and cycle parking are included in any grant of planning consent.

Conditions:

- 1) Vehicle parking and turning - No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use. Reason: To provide adequate on-site car parking and turning space for the development
- 2) 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 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.

Emma Avis - Planner (MCIHT)
County Highways (Development Management) - Planning Services - WSCC

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