

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	WSSC – Highways Authority
DATE:	21 January 2025
LOCATION:	Park Centre, 60 Park Road, Burgess Hill, RH15 8ET
SUBJECT:	DM/24/2288 Refurbishment and upgrade of the existing buildings including window replacement, new roof insulation, structural alterations. New extension on both sides of the existing main building. New Bin and bike storage at front and a new covered outdoor area at the rear and landscaping.
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 application seeks the refurbishment and upgrade of existing buildings, including new extensions and new bin/bike storage to front, with associated works. The site is located on Park Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site, when compared with what the site could currently generate as existing.

The existing off-street car parking area fronting the site will incorporate a new waste and bike store, as well as eight new Sheffield bicycle stands. This will result in the loss of one existing car parking space, but will provide new opportunities for visitors or staff to travel to the site via sustainable means.

I do note written representations referring to the potential for overspill parking to occur on-street. If overspill parking were to occur on-street, there are comprehensive parking restrictions in place that prohibit vehicles from parking in places that would be detrimental to highway safety. There is no evidence currently to suggest the current arrangement has been operating unsafely, or that the proposals would exacerbate an existing safety concern. Weight is given to the fact the site is situated in a sustainable location that is well accessible on foot, by cycle, or by public transport.

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.

Kyran Schneider
West Sussex County Council – Planning Services