

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                            |                                                                                                                                                                                               |
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| <b>TO:</b>                 | Mid Sussex District Council<br>FAO: Stefan Galyas                                                                                                                                             |
| <b>FROM:</b>               | WSCC – Highways Authority                                                                                                                                                                     |
| <b>DATE:</b>               | 30 October 2025                                                                                                                                                                               |
| <b>LOCATION:</b>           | Land East Of Brighton Road Pease Pottage West Sussex                                                                                                                                          |
| <b>SUBJECT:</b>            | DM/25/2647<br>The retention of an existing temporary sales suite building together with the associated ancillary structures, to be used as a community facility with parking and landscaping. |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                                                                                                                           |
| <b>RECOMMENDATION:</b>     | Advice                                                                                                                                                                                        |

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

This application is for the retention of existing temporary sales suite building together with ancillary structures, to be used as a community facility with parking and landscaping. The site is located on Grace Holland Avenue, a privately maintained road, as such these comments are considered advice only. The nearest publicly maintained highway is Brighton Road, a C-classified road subject to a speed limit of 50mph.

The application is supported by a Transport Technical Note by Bright Plan.

The existing sales suite benefits from an existing dropped kerb providing access to four parking spaces for the sales unit use. These spaces would be retained for the proposed community facility use. The WSCC Guidance for Parking at New Developments sets out an expected parking demand of one parking space per 14sqm for community use. This would equate to 11 parking spaces for the proposed development. A such, the proposal has the potential to generate an overspill parking demand of 7 spaces, which would be required to be accommodated on street. The TN outlines the results of a parking capacity survey carried out over two separate days, comprising one weekday and one weekend. The survey was carried out at regular intervals during the day – 9am, 12pm, 3pm, 6pm. This is considered sufficient given that the peak community use would likely fall within these hours. The LHA also acknowledge that many users of the facility would live in the surrounding residential estate, and would potentially choose to travel by foot or cycle to the site. The parking capacity survey indicates that there is sufficient space within 200m of the site to accommodate the 7 overspill parking spaces. The LHA would not raise any highway safety or capacity concerns to the proposal.

Two Sheffield stands are proposed to the site frontage to provide cycle storage for four bicycles, promoting sustainable transport methods. The LHA would request that these be covered spaces.

### 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 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.

**Nicola Elliott**  
**West Sussex County Council – Planning Services**