

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	Highways, WSCC
DATE:	09/01/2025
LOCATION:	Mabels Emporium, 10 Victoria Way, Burgess Hill, RH15 9NF
SUBJECT:	DM/24/2959 Two storey rear extension and proposed Gym use on ground and first floor.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the change of use from Use Class E(a) to Use Class E(d) for use as a gym. The site is located on Victoria Way, an unclassified road subject to a speed restriction of 30 mph.

For context, WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application DM/16/3971, raising no highway safety concerns.

Regarding the current submission, no alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of movements when compared with the existing permitted use.

Existing parking provision within the site frontage is to be retained, with local mapping suggesting there are approximately 12 off-street car parking spaces available for use. I note that under WSCC Parking Standards for Class E(d) use, 28 car parking spaces would be expected for a development of this size.

Whilst this shortfall is acknowledged, the proposed parking demand is less than what would be expected for the existing Class E(a) use, which operated for a number of years without any reported issues. Consideration must also be given to the site's sustainable location, being well accessible on foot, by cycle and by public transport. The LHA would request that cycle parking provision be provided to promote sustainable transport methods.

If overspill parking were to occur on-street, there are parking restrictions in place nearby that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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.

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.

Kyran Schneider
West Sussex County Council – Planning Services