

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSCC – Highways Authority
DATE:	25 December 2025
LOCATION:	Q Leisure The Old Sand Pit London Road Albourne Hassocks West Sussex BN6 9BQ
SUBJECT:	DM/25/3096 Construction of six padel courts together with a canopy structure; demolition of the existing sheds; and the erection of a clubhouse building with associated store, pergola and outdoor seating area, alongside hard and soft landscaping
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full application DM/25/3096 with regards to highway safety and capacity matters relating to the proposed development. The application is supported by a Design and Access Statement (DAS) and associated plans.

The application site is currently used as a football pitch, within Q Leisure, Albourne. The development proposals are for construction of 6 nos. padel courts together with a canopy structure; demolition of the existing sheds; and the erection of a clubhouse building with associated store, pergola and outdoor seating area, alongside hard and soft landscaping.

There are no changes proposed to the existing access arrangements from B2118 London Road. There are no apparent visibility issues at the existing point of access onto the maintained highway. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals a single reported incident of personal injury immediately near to the access. The reason for this incident was driver behaviour and not related to road layout or geometry. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

There are no changes proposed to the existing parking provision. Refuse collection will be carried out on site in line with the existing arrangement. Whilst there may be few additional vehicular trips associated with the proposed use, the Highway Authority from experience with similar site context do not anticipate any highway capacity issues on the local highway network.

The Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following condition should be applied:

CONDITION

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

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West Sussex County Council – Planning Services