

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steve King
FROM:	WSCC – Highways Authority
DATE:	17 th June 2025
LOCATION:	The Martlets Shopping Centre Burgess Hill West Sussex RH15 9NN
SUBJECT:	DM/25/1327 Variation of conditions 6, 21 and 29 relating to planning application DM/19/3331 - amendment of approved drawings to improve the viability and deliverability of the scheme.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access.

The proposals are for alterations to permission DM/19/3331 (and subsequent minor amendments) to be submitted by Section 73 application.

The latest application will retain the 172 residential apartments, increase the number of hotel bedrooms from 89 to 102, remove the 1,338 sq.m of office space, reduce the retail / café / restaurant space by 3,816 sq.m and reduce the leisure space by 8,374 sq.m when compared to permission DM/19/3331. The highway aspect of the proposals are supported by way of a Transport Statement (TS) which was compiled following pre-application advice with the LHA in May 2025.

Traffic Movements

Having assessed the information within the TA it is not likely that the traffic generation will change as the number of dwellings remains as in 2019 and, whilst the traffic attraction of commercial uses is also likely to stay the same as previously permitted under DM/19/3331.

Parking and Sustainable Transport

The site is well located to encourage travel by sustainable modes including the use of walking, cycling and public transport. These will provide opportunities for staff and visitors to travel to the site. The attached Travel Plan within the supporting information would be accepted and provide visitors and staff workable means to access the site using more sustainable modes.

This accords with the requirements of WSCC. The applicant should note that WSCC apply an auditing fee to all new travel plans. The travel plan and associated auditing fee would be secured via a s106 agreement. The Travel Plan auditing fees reflect the amount of local authority officer time required to evaluate the initial plan, assess the monitoring data and participate in on-going review and agreement to any amended plans in the future, including post planning once the development is built out and occupied. The costs have

been benchmarked against fees charged by other Local Authorities and are considered to proportionate and reflective of the costs incurred.

No changes are proposed to the number of parking spaces and these will remain the same as the permitted under application DM/19/3331. The previous application considered the proposed car parking provision acceptable and the town centre car parks have been calculated as functioning within car parking capacity for the future with development scenario. Cycle parking for both elements of the proposals is within the LHA's parameters.

Stage 1 Road Safety Audit (RSA)

In accordance with the adopted LHA's 'Road Safety Audit Policy', a up-to-date Stage 1 RSA (dated 15th May 2025) has been undertaken on the latest drawings. The RSA is in accordance with the GG119 governance document by an independent Audit.

All issues within the RSA have been addressed by the Design Team. With regards to Problem 3.2 which required the LHA's input by the Auditor this has been assessed by the County Highways Team and we would have a preference for the existing right turn facility to be kept as per the permitted application DM/19/3331.

Conclusion

Having regard for the history at the site and the additional information submitted the LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and that there are no transport grounds to resist the proposal.

Jamie Brown
West Sussex County Council – Planning Services