

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSSC – Highways Authority
DATE:	14 July 2026
LOCATION:	The Coach House 95C London Road Burgess Hill RH15 8NE
SUBJECT:	DM/26/1539 Erection of proposed 2 bedroom chalet bungalow.
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 is for the erection of proposed 2 bedroom chalet bungalow. The site is located on London Road, a B-classified road subject to a speed limit of 30mph.

The proposed dwelling will be accessed via the existing site access shared with the existing dwelling. Whilst visibility appears to be restricted in this location, the proposal is not considered to result in a material intensification of use of the existing access. There appears to be sufficient space on site for vehicles to park and turn on site to exit onto the public highway in a forward gear.

The proposed dwelling is located within proximity to local shops, services and transport links. The proposed plans indicate that a secure and covered bike store will be provided for three bikes, to encourage sustainable transport methods.

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 conditions should be applied:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.

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