

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Andrew Watt
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	10 December 2024
<b>LOCATION:</b>	17 Valebridge Road, Burgess Hill, West Sussex, RH15 0RA
<b>SUBJECT:</b>	DM/24/2563 Proposed demolition of an existing storage building to the rear of the property and erection of a new detached 4-bedroom dwelling with integral garage and a further detached garage and car porch
<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 proposal is for the proposed demolition of an existing storage building to the rear of the property and erection of a new detached 4-bedroom dwelling with integral garage and a further detached garage and car porch. The site is located on Valebridge Road, a C-classified road subject to a speed restriction of 30 mph.

The new dwelling will share the existing access point onto Valebridge Road. There are no apparent visibility concerns with the existing access point. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The applicant proposes six car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least six car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, neither of the proposed garages meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the proposed garages for parking provision. The applicant is advised to enlarge the proposed garages to meet the MfS specifications if they wish them to be considered for parking provision.

However, the site exhibits sufficient space meet the car parking provision and on-site turning appears achievable. There are no details of cycle parking, the LHA would request that secure covered, cycle spaces be provided in accordance with WSCC Parking Standards.

The site is situated in a sustainable town location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Valebridge Road. Wivelsfield Train Station is situated approximately 300m south-west of the site.

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 115), 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 (details approved)*

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 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.

**Liz Corcoran**  
**West Sussex County Council – Planning Services**