

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Clarke
FROM:	WSCC – Highways Authority
DATE:	9 September 2026
LOCATION:	Tate Bros Ltd 21 Victoria Gardens Burgess Hill RH15 9NB
SUBJECT:	DM/25/3133 Revised description and siting for the permanent siting of 2 No. storage containers on the site.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

History

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. DM/25/3134 for a retrospective Planning Application for change of use from Use Class B2 (general industrial) to Use Class B8 (storage and distribution) no highways objections were raised to this proposal and the application was approved by the LPA on Feb 2nd 2026.

Early documents provided in support of this planning application refer to the provision of three storage containers and include a separate layout to that now proposed. These plans and documents should now be superseded by the proposal for 2 storage containers.

Access

The access arrangements onto Publicly Maintained highway are not altered as a result of this proposal. Swept path diagrams have been provided to demonstrate that the proposals remain workable and do not negatively impact upon the ability of vehicles to access, manoeuvre within the site and egress onto the highway. The access arrangements as demonstrated are considered sufficient the use.

Parking

This application seeks to position 2 storage containers in the north-eastern corner of the site. Historically this location accommodated two vehicular parking spaces, which added to the total 16 parking space provision.

Under DM/25/3134, 14 vehicular parking spaces were shown provided. This current application further amends the parking layout over those previously approved and now shows 13 vehicular parking spaces to serve the development. This provision is anticipated to satisfy the likely demand generated by the site. On-street parking is an existing practise in Victoria Gardens and could accommodate for any overspill parking if it were to occur.

Secure and covered cycle parking remains in the south-eastern corner of the site, although the orientation appears altered over the previous submission. Cycle parking provisions promote sustainable alternatives to the use of a car for visitors and workers at the site. The inclusion of Secure and Covered Cycle parking should be sealed via planning condition alongside any permission of this proposal.

Conclusion

The Local Highway Authority does not consider that the 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.

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking space for the development.

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 submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Jodie Wilkes

West Sussex County Council – Planning Services