

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSCC – Highways Authority
DATE:	11 February 2026
LOCATION:	Falcon Park Conference And Training Centre Ltd, Falcon Park, Hophurst Lane, RH10 4XF
SUBJECT:	DM/26/0154 Use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building.
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 proposal is for the use of Buildings A and B for storage and distribution (Class B8) along with external alterations to include a single storey front extension to Building A to create a lobby area, recladding, new windows and loading bays, demolition of Building C and construction of a replacement single storey office building (Class E). The site is located on Hophurst Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

There are no proposed changes to the existing vehicular access point on to Hophurst Lane. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to the maintained highway. The proposed replacement office is to be smaller than the existing and the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The existing informal parking will be formalised to provide twenty-six cars parking spaces and three disabled car parking spaces. The proposed Class B8 storage would require thirteen parking spaces, and the class E office space would require seven parking spaces. Therefore, the LHA is satisfied that the proposed number of car parking spaces would meet the parking demands of the site. On-site turning appears achievable, allowing vehicles to exit in a forward gear.

Regarding cycle parking, the applicant has demonstrated a cycle store, which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

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 (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