

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:
FROM:	WSCC - Highways Authority
DATE:	13 September 2023
LOCATION:	68-70 Church Walk Burgess Hill RH15 9AS
SUBJECT:	DM/23/0140 Redevelopment of an existing two storey commercial building to create a four storey mixed use building. Through the addition of new floors over the existing building footprint (with partial demolition of the existing 1st floor) to accommodate 10 No. flats over the top three floors, retaining the exiting commercial/retail use at ground floor (Amended plans received 24 August 2023)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The proposal to develop an existing retail store to create a 4-storey mixed use building has been considered by WSCC as the County Highways Authority. No objection is raised subject to any conditions attached.

Access

The site is accessible from Crescent Way a 'D' classified 30mph street providing a mixture of servicing areas and residential access points. The site will create 10 flats above the existing M and co retail outlet, and a pedestrian access will be provided from the rear of the site onto Crescent Way. This is a car free development, but as the site is also centrally located within the town centre it has good access to both bus and rail transport, making this a highly sustainable site. Cycle storage will be provided, in secure stores at the rear of the building, and this will help to encourage more sustainable travel choices in and around the local area.

WSCC would like to see the applicant offer residents welcome packs and should include the following:-

- ☐ A map of the local area highlighting local schools, shops, any areas of major employment, hospitals, doctor's surgeries, dentists, bus and rail stations, bus stops, and leisure facilities etc.
- ☐ Information about how to access the above by bus, including approximate journey times, route numbers etc and a cost comparison with car travel + parking

- ☐ Information about how to access the above on foot or by bicycle, including approximate journey times, route information etc, and a cost comparison with car travel + parking
- ☐ Information about areas served by any local rail station, including approximate journey times and a cost comparison with car travel + parking
- ☐ Details about grocery home delivery services operated by local shops and supermarkets, including the benefits such services offer compared to private car travel, such as reduced CO2 and greater convenience.

We expect to see some sort of travel voucher offering to the initial occupants of the residential units. Vouchers should be worth at least £150 per dwelling and could be exchanged the following:

- a. a season ticket for the local bus service
- b. a rail season ticket or network card
- c. a contribution towards the purchase of a new bicycle and/or equipment
- d. Cycle training up to 4 members of the household (further details and course costs are available at www.westsussex.gov.uk/cycletraining)
- e. 12 months free membership to any local Car Club (including joining fee)

Construction

During the renovation works the applicant should ensure all construction traffic or construction related works that might obstruct the highway are considered and the appropriate licences obtained. See condition below:-

Alison Meeus
West Sussex County Council – Planning Services

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.