

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>             | Mid Sussex District Council - FAO: Joanne Fisher                                                                                                                                   |
| <b>FROM:</b>           | WSCC – Highways Authority                                                                                                                                                          |
| <b>DATE:</b>           | 23 May 2025                                                                                                                                                                        |
| <b>LOCATION:</b>       | Shell Burgess Hill Service Station 173 London Road Burgess Hill West Sussex RH15 8LH                                                                                               |
| <b>SUBJECT:</b>        | DM/25/0898<br>Discharge of condition nos 3, 5, 9, 11 and 12 relating to planning application DM/23/2525.<br>More information received from Joanne Fisher's email on 22nd May 2025. |
| <b>RECOMMENDATION:</b> | More Information                                                                                                                                                                   |

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on discharge of conditions attached to approval DM/23/2525 (forecourt shop extension to accommodate a new food to go area and associated works).

In comments dated 16/04/25 the LHA requested further information on condition 3 (site set-up during construction) and condition 12 (bicycle parking).

### Condition 3 - Site Set-Up During Construction

The LHA asked for a scaled plan so access routes and contractor parking dimensions could be checked, as well as clarification on loading/unloading arrangements.

The scaled plan shows site entrance width of approx. 3.4m. The location of 'Van Parking' would appear to be restricted by gates/site set up, especially manoeuvring to southern most space. This is not anticipated to cause a highway safety concern but the applicant may wish to re-consider contractor/van parking as it does not appear practical in this layout.

It is noted that the Construction Phase Plan states: *When absolutely necessary the fencing may be temporarily removed to allow limited loading and unloading of materials.* However, it would appear that the fencing would need to be removed every time considering access width and manoeuvring space within site compound, which is not the most ideal arrangement. However, the LHA are mindful of the restricted space on site for a site compound. The stringent commitments to use of a banksman within the Construction Phase Plan should alleviate any highway safety concern as all deliveries will be supervised and other users of forecourt protected at these times.

However, what may be impacted by location of site compound is the ability for existing servicing (Fuel tankers) to safely access the site. The LHA advise some clarification is given in this regard – ideally demonstration of swept path tracking in the forecourt showing this is not impacted by location of site compound.

### Condition 12 – Bicycle Parking

The specification for the bicycle shelter has been provided. The plans and details pertaining to condition 12 are acceptable.

Please ask applicant for additional information in respect to condition 3 and re-consult.

**Katie Kurek**  
**West Sussex County Council – Planning Services**