

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSCC – Highways Authority
DATE:	18 August 2025
LOCATION:	Land At Colwell Farm Lewes Road Haywards Heath West Sussex
SUBJECT:	DM/25/0445 Outline application with all matters reserved except for access, for up to 80 dwellings with associated landscaping, open space, infrastructure and vehicular and pedestrian accesses. ADDITIONAL INFORMATION of a further Transport Note in response to the Highways Authority consultation.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council as the County Highway Authority (CHA) has made final highway comments in relation to this application. Please read this in conjunction with WSCC highways response dated 19th March 2025.

No Objection is raised to the proposal subject to any conditions attached at the end of this response.

Transport Note: 2nd June 2005 (ref MG/BC/ITL19597-009A TN)

Snowdrop Lane improvements & Lewes Road lay-by works Drawing ITL19597-GA-021 and ITL9597-GA-018 will provide some minor highway improvements to the highway to encourage a safe and level alternative walking route to access local amenities. These can be secured by a suitably worded condition and delivered as part of the s278 access works.

TRO Scheme of supporting works

The applicant is supportive of the speed limit reduction, and this will be included in the s106 agreement as an obligation. It is important to acknowledge the access works are not dependant on this TRO and as such the access works and speed limit reduction and associated works will be handled as two separate processes. WSCC are satisfied that should the TRO process be successful a clause in the S106 agreement will trigger the applicant to design and submit a scheme for approval and all works associated with the TRO scheme of works to be paid for and delivered by the applicant.

Revised Visibility Splays at Site Access

WSCC are satisfied with the revised visibility splays as shown on drawing ITL-19597-GA[1]004H which now take into account the WSCC ATC data. The revised splays of 2.4m x 118m for westbound traffic and 2.4m x 109m for eastbound traffic can still be achieved within the highway boundary. Pedestrian visibility at crossing point adjacent to Birch Close Drawing ITL-19597-GA-011B shows all visibility splay distances are possible except the full DMRB desirable minimum on the eastbound approach of 105m however; the absolute minimum of 82m is exceeded. WSCC are satisfied this meets the DMRB absolute minimum. WSCC are also aware that if the TRO is successful and the speed limit is reduced to a 30mph then the visibility at this location will be more than acceptable for the speed of the road.

S106

The applicant has agreed to enter into a S106 agreement where the following items need to be secured:-

1. Travel Plan Monitoring fee of £3,950 which does not include VAT and Framework Travel Plan, i-transport ref: MG/BC/MS/ITL19597-006A R (09/01/2025) to be annexed.
2. The applicant commits to undertaking a two-stage process for the TRO and TRO highway works scheme. The applicant will be obliged to commence the TRO process (see informative below) which as of 1ST April 2025 is £10,205. If the TRO is successful the applicant will commit to designing a TRO scheme of highway works to the satisfaction of WSCC Highways and to deliver this under a s278 agreement covering all costs associated with the design and delivery of the TRO scheme of works.

Off-site highway works to be secured via condition

1. To deliver a package of off- site highway improvements to include dropped kerbs and tactile paving in the wider highway network to improve pedestrian walking or wheeling experiences from the site to local amenities. This is proposed in Transport Assessment i-transport ref: MG/BC/AT/AH/ITL19597-001A R , Plan ITL19597 Figure 6.2.
2. To provide improvements to Snowdrop Lane footway and dropped kerb and pedestrians in road signs. As shown in plan titled 'Proposed footway improvements at Snowdrop Lane' and numbered ITL19597-GA-021 Rev A
3. To re-instate some of the lay-by on Lewes Road to footway. As shown in plan titled 'Potential Lewes Road footway improvements at existing Lay-by' and numbered ITL19597-GA-018.
4. To provide some footway widening on the eastern side of Birch Close and an informal crossing with dropped kerbs and tactile paving across Lewes Road. As shown in plan titled 'Proposed uncontrolled crossing across Lewes Road' and numbered ITB19597-GA-011 Rev B.

Summary

WSCC has considered the proposal for 80 residential dwellings at Land North of Colwell Farm and based on the information presented and viewed against paragraphs 115 and 116 of the National Planning Policy Framework, WSCC Highways are satisfied that this proposal would not result in any severe or otherwise unacceptable highway safety impacts.

As such, no objection would be raised

CONDITIONS

Access (Access to be provided prior to first occupation)

No development shall commence until such time as the vehicular access and informal crossing point serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Site Access Arrangement from Lewes Road (A272) and numbered ITL19597-GA-004 Rev H

Reason: In the interests of road safety

Dropped Kerbs and Tactile Paving

No dwelling shall be first occupied until the dropped kerbs and tactile paving works as shown on drawing ITL19597 Figure 6.2 have been undertaken.

Reason: In the interests of pedestrian safety and promoting active travel

Footway Improvements on Snowdrop Lane

No dwelling shall be first occupied until the highway improvements shown in plan titled 'Proposed footway improvements at Snowdrop Lane' and numbered ITL19597-GA-021 Rev A, have been undertaken.

Reason: In the interests of pedestrian safety and promoting active travel

Footway Improvements to lay-by on Lewes Road

No dwelling shall be first occupied until the highway improvements shown in plan titled 'Potential Lewes Road footway improvements at existing Lay-by' and numbered ITL19597-GA-018 have been undertaken.

Reason: In the interests of pedestrian safety and promoting active travel

Informal Crossing across Lewes Road (East of Birch Close)

No dwelling shall be first occupied until the highway improvements shown in plan titled 'Proposed uncontrolled crossing across Lewes Road' and numbered ITB19597-GA-011 Rev B have been undertaken.

Reason: In the interests of pedestrian safety and promoting active travel

CONSTRUCTION

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works. Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

Works within the Highway – Implementation Team The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place. Traffic Regulation Order The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed speed limit reduction on Haywards Heath Road from 40mph to 30mph. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.

Alison Meeus
West Sussex County Council – Planning Services