

Adam Gailitis

From: Nick Billington
Sent: 09 June 2025 13:46
To: Joanne Fisher
Subject: FW: Land at Colwell Farm - DM/25/0445
Attachments: ITL19597-009A TN Planning Application Highways Second Response.pdf

Dear Joanne,

Please see attached the formal response, with associated plans, to the WSCC HA comments. Appreciate you will need to formally reconsult still, but as you'll see from the below, WSCC have already confirmed the note is acceptable.

As set out in the note, whilst a 30mph speed limit on the A272 at the site access is not necessary to make the development acceptable, we are nonetheless willing to agree an obligation which requires submission of a TRO to achieve this recognising the wider public benefit this would bring for future and current residents of the area. We would not expect the ability to deliver the development to be linked to the success or otherwise of the TRO.

Hope that helps but any queries, let me know. I believe the submission of this information now means you have all responses you are expecting – if this isn't the case can you let me know please. Otherwise, if you could confirm safe receipt as well as the commencement date and forecast close date for re-consultation that would be much appreciated.

Kind Regards,
Nick

Nick Billington

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From: Alison Meeus <alison.meeus@westsussex.gov.uk>

Sent: 09 June 2025 10:52

To: Ben Chadwick <ben.chadwick@i-transport.co.uk>

Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>; Nick Billington <nbillington@slrconsulting.com>

Subject: RE: Land at Colwell Farm - DM/25/0445

You don't often get email from alison.meeus@westsussex.gov.uk. [Learn why this is important](#)

Dear Ben,

Many thanks for sending this over and I have read the technical note and am satisfied these covers everything we discussed and agreed.

Kind regards

Alison

From: Ben Chadwick <ben.chadwick@i-transport.co.uk>

Sent: 02 June 2025 17:38

To: Alison Meeus <alison.meeus@westsussex.gov.uk>

Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>; Nick Billington <nbillington@slrconsulting.com>

Subject: RE: Land at Colwell Farm - DM/25/0445

****EXTERNAL****

Hi Alison,

I hope you enjoyed your week off.

Thank you for meeting with me and Nick on Friday 23 May and your email advice below.

Find attached short note and drawings we have prepared in response to WSCC latest consultation comments. Before we submit this formally through Mid Sussex DC, can you please review and provide any further comments you may have?

We hope this meets your expectations following our meeting, but happy to discuss.

Kind Regards,
Ben



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From: Ben Chadwick <ben.chadwick@i-transport.co.uk>
Sent: 23 May 2025 14:46
To: Alison Meeus <alison.meeus@westsussex.gov.uk>
Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

Hi Alison,

Many thanks for getting back to us so quickly on this.

We will look into horizontal deflection calming options to advise our client, but noted we will hold off producing a drawing at this stage, as this is not needed for the S106.

Kind Regards,
Ben



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From: Alison Meeus <alison.meeus@westsussex.gov.uk>
Sent: 23 May 2025 12:14
To: Ben Chadwick <ben.chadwick@i-transport.co.uk>
Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

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Hi Ben,

I have spoken to Ian and he has said that horizontal deflections are likely to be signing, lining and visual narrowing's, so in terms of examples you would really just need to look at local examples where the speed changes from a 40 to a 30 such as the approach to Lindfield village.

However, in relation to the S106 we would not require a scheme for submission unless the TRO is approved, so no plans are required at this stage. There will just need to be a clause in the s106 to submit and implement a scheme of the TRO is approved.

Kind regards
Alison

From: Ben Chadwick <ben.chadwick@i-transport.co.uk>
Sent: 21 May 2025 14:35
To: Alison Meeus <alison.meeus@westsussex.gov.uk>
Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

****EXTERNAL****

Hi Alison,

Thank you for getting back to me, I think we have missed the opportunity to meet today, I should be back in the office by about 11am on Friday, so will send an invite for between 11:15 and 12 for this Friday 23rd if that is ok, it would be good to catch up before any one is on leave in the following half term week.

Kind regards
Ben



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From: Alison Meeus <alison.meeus@westsussex.gov.uk>
Sent: 21 May 2025 14:03
To: Ben Chadwick <ben.chadwick@i-transport.co.uk>
Subject: RE: Land at Colwell Farm - DM/25/0445

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Hi Ben – sorry I have only just got back in the office I am free at 2.30 today – or this Friday morning till 12pm?
Failing that I'm around Monday 2nd June or Thursday 5th June
Kind regards
Alison

From: Ben Chadwick <ben.chadwick@i-transport.co.uk>
Sent: 19 May 2025 16:46
To: Alison Meeus <alison.meeus@westsussex.gov.uk>
Cc: Mark Gimingham <Mark.Gimingham@i-transport.co.uk>
Subject: Land at Colwell Farm - DM/25/0445

****EXTERNAL****

Hi Alison,

I hope you are well.

We have been passed on the two attached WSCC consultation responses relating to the above planning application.

We are in the process of drafting a response to WSCC highways, before we submit, it would be really helpful to have a quick discussion with you on Teams to go through our draft response, to include:

- Snowdrop Lane.
- TRO Scheme of Supporting Works.
- Revised visibility splays at proposed site access (within response to local resident).
- Pedestrian crossing by Birch Close.

Does any of the following dates/times work for you this week or next?

- Wednesday 21st 2.30pm onwards.
- Thursday 22nd 3.30pm onwards.
- Friday 23rd 3.00pm onwards.
- Tuesday 27th 11am onwards.
- Wednesday 28th anytime.

We can send you a Teams invitation.

Thanks

Kind regards
Ben



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