

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Susan Dubberley
FROM:	WSCC – Highways Authority
DATE:	1 August 2025
LOCATION:	68 And 70 Keymer Road Hassocks West Sussex BN6 8QP
SUBJECT:	DM/25/1883 Discharge of condition no 3 relating to planning appeal AP/24/0030 (DM/23/3114)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

The submitted Construction Environmental Management Plan is very detailed and covers most pertinent points. There are several matters that further clarification would be sought on.

The submitted information implies that all deliveries will be unloaded/loaded on-site. However doesn't seem to be categorically stated in the CEMP. For absolute clarity, the Applicant should confirm that all deliveries will be unloaded or loaded within the confines of the site.

Related to the above, the confines of the site are such that larger vehicles will need to reverse in. Again the CEMP should be quite clear in stating that vehicles are to reverse into the site with the assistance of a banksman. No vehicles should reverse out of the site onto the highway, and no vehicles shall reverse without a banksman being present.

Car parking is indicated as being available during initial phases of the development. After this, operatives will be required to make use of other publicly available spaces. WSCC acknowledge that parking associated with the development cannot be prevented from taking place on-street or within other public car parks, subject of course to any existing enforceable restrictions and controls.

The restriction on delivery times to avoid school drop off and pick up times is noted and welcomed. The Applicant should ensure that the times indicated within the CEMP reflect the opening and closing times of the nearby schools. As a suggestion, the PM time restriction may be better altered to 1430 to 1530 rather than 1500 to 1600 as indicated.

Delivery vehicle routing appears to from A273 to the east. This will entail additional HGVs passing through the village centre and given this is a 'B' class road, and therefore appropriate for localised end of journey purposes, the principle is accepted. The Applicant should note that the A273 Stonepound Crossroads is an Air Quality Management Area and therefore the routing of vehicles may require further consideration on air quality grounds subject to the views of other consultees (e.g. Environmental Health).

Ian Gledhill
West Sussex County Council – Planning Services