

From: Haydon, Bethany <Bethany.Haydon@stantec.com>
Sent: 27 February 2026 16:46:04 UTC+00:00
To: "Tim Townsend" <tim.townsend@westsussex.gov.uk>; "Teresa Ford" <teresa.ford@eastsussex.gov.uk>
Cc: "Fern, Nigel" <nigel.fern@stantec.com>; "Steve O'Grady" <steveo@catesbystates.co.uk>; "Ian Humble" <ianh@catesbystates.co.uk>; "Mark Bewsey" <mark.bewsey@dhaplanning.co.uk>; "Hannah McLaughlin" <hannah.mclaughlin@dhaplanning.co.uk>; "Steven King" <steven.king@midsussex.gov.uk>; "Michelle Edser" <michelle.edser@eastsussex.gov.uk>; "Banks, Bailey" <Bailey.Banks@stantec.com>
Subject: RE: DM/25/0827 - Land East of Lunce's Hill - WSCC & ESCC Meeting - 4th November
Attachments: 260227 - Site Access Stage 1 RSA Designers Response Report - Final - Rev B.docx, 260227 - Site Access Stage 1 RSA Designers Response Report - Final - Rev B.pdf, 260227 - Land East of Lunce's Hill - Residential Travel Plan - Revision 3 - Final - Issued.pdf, 332611520-STN-HGN-XX-DR-C-0102 P07.pdf, 332611520-STN-HGN-XX-DR-C-0105 P02.pdf

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Hi Tim, Teresa,

Many thanks for your email below and attached comments.

As per your comments, please find attached the following documents:

- Updated Designer's Response in both Word and PDF format
- Updated Residential Travel Plan
- Updated Site Access Drawings showing additional visibilities and vegetation removal

I trust that the above and attached is clear, but if you have any questions or require any further information from us, please let me know.

Kind regards,

Beth Haydon, BSc (Hons)
Assistant Transport Planner

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From: Tim Townsend <tim.townsend@westsussex.gov.uk>

Sent: 27 January 2026 11:36

To: Haydon, Bethany <Bethany.Haydon@stantec.com>; Teresa Ford <teresa.ford@eastsussex.gov.uk>

Cc: Fern, Nigel <nigel.fern@stantec.com>; Banks, Bailey <Bailey.Banks@stantec.com>; Mark Bewsey <mark.bewsey@dhaplanning.co.uk>; 'Steven King (Steven.King@midsussex.gov.uk)' <steven.king@midsussex.gov.uk>

Subject: RE: DM/25/0827 - Land East of Lunce's Hill - WSCC & ESCC Meeting - 4th November

Dear Bethany,

Further to your email of 8 December 2025 and later one of 22 December 2024, please find attached for your attention and action latest WSCC Highways response to the above planning application. You will see that I have copied Steven King at MSDC into the email as well so he has something for the public record.

Although the document is rather long, because the scheme has not been straightforward, I have attempted to capture a narrative that includes previous WSCC responses and your earlier responses. Latest WSCC comments are made in **green** text but the key points requiring attention are those in **highlighted green** text. As Teresa said to you in one of her recent emails to you, good progress has been made and as such, there are now just three or four points requiring your attention.

Specifically with regard to the revised Safety Audit submission contained in your email to both WSCC and ESCC dated 22 December, I would be grateful if you would try to capture in the Decision Log table the comments made by the Safety Audit team following widening of the controlled crossing from 3.2m to 4.0m, making it a toucan, as that then hopefully avoids any confusion down the line as or when the scheme finds its way to S278 stage. Once I have this, I can add my comments and hopefully close it out. Please also make sure that you include ESCC in any correspondence about this as they will also need to add their comments.

I hope my comments are helpful to you and I look forward to seeing the required information in due course.

Regards,

Tim

Tim Townsend, MCIHT

Principal Transport Planner, County Highways Team – Highways, Transport and Planning
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Email: tim.townsend@westsussex.gov.uk

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From: Haydon, Bethany <Bethany.Haydon@stantec.com>

Sent: 08 December 2025 18:16

To: Tim Townsend <tim.townsend@westsussex.gov.uk>; Teresa Ford <teresa.ford@eastsussex.gov.uk>

Cc: Fern, Nigel <nigel.fern@stantec.com>; Banks, Bailey <Bailey.Banks@stantec.com>; Mark Bewsey <mark.bewsey@dhaplanning.co.uk>

Subject: RE: DM/25/0827 - Land East of Lunce's Hill - WSCC & ESCC Meeting - 4th November

****EXTERNAL****

Hi Tim, Teresa,

Please find attached the updated submission package following WSCC's October comments and the subsequent Teams meeting in early November.

Included within the submission package are the following documents:

- Technical Note 2 – Response to WSCC: Overall note responding to the October 2025 comments
- Technical Note 3 – Site Access Design Review: Standalone note reviewing the proposed site access junction form
- Technical Note 4 – Vision-Led Planning Strategy: Standalone note outlining additional contingency measures should the mode shift target not be achieved
- Residential Travel Plan Revision 2 – Updated to provide monetary value for taster tickets

The following drawings have also been updated and are attached:

- 332611520-STN-HGN-XX-DR-C-0100 P08 – Site Access Drawing – Updated to provide wider toucan crossing as per WSCC comments and Stage 1 RSA comments
- 332611520-STN-HGN-XX-DR-C-0103 P02 – Site Access Drawing with Gateway Feature and Speed Reduction – Updated to provide wider toucan crossing as per WSCC comments and Stage 1 RSA comments
- 332611520-STN-HGN-XX-DR-C-0102 P06 – Site Access Visibilities Drawing – Updated to include note on how required visibility splays were calculated
- 332611520-STN-HGN-XX-DR-C-0105 P01 – Site Access Southern Visibilities Drawing – As requested by ESCC

Please let us know if you have any comments on the attached or above, or if you require anything else from us in the meantime.

Kind regards,

Beth Haydon, BSc (Hons)
Assistant Transport Planner

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From: Tim Townsend <tim.townsend@westsussex.gov.uk>
Sent: 24 November 2025 10:26
To: Haydon, Bethany <Bethany.Haydon@stantec.com>; Teresa Ford <teresa.ford@eastsussex.gov.uk>
Cc: Fern, Nigel <nigel.fern@stantec.com>; Steven King (<Steven.King@midsussex.gov.uk> <steven.king@midsussex.gov.uk>
Subject: RE: DM/25/0827 - Land East of Lunce's Hill - WSCC & ESCC Meeting - 4th November

Dear Bethany,

Thank you for your email of 19 November 2025, found below. My replies in *red italic text* alongside your text.

I look forward to hearing from you again in the coming weeks, at which stage I will be able to consider the scheme further.

Regards,

Tim

Tim Townsend, MCIHT

Principal Transport Planner, County Highways Team – Highways, Transport and Planning
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From: Haydon, Bethany <Bethany.Haydon@stantec.com>
Sent: 19 November 2025 10:06
To: Tim Townsend <tim.townsend@westsussex.gov.uk>; Teresa Ford <teresa.ford@eastsussex.gov.uk>
Cc: Fern, Nigel <nigel.fern@stantec.com>
Subject: DM/25/0827 - Land East of Lunce's Hill - WSCC & ESCC Meeting - 4th November

****EXTERNAL****

Hi Tim, Teresa,

Thanks again for your time to discuss the outstanding comments on the Land East of Lunce's Hill application.

As discussed, please see below a summary of our discussion and any necessary actions.

- **Visibilities** – additional visibility drawing has been prepared by Stantec in response to ESCC query on visibility to the south, which demonstrates visibility can be achieved with minor vegetation cut back. Telegraph pole to the south of the site access junction not included in drawing – to be updated by Stantec to show telegraph pole. *Noted. I look forward to seeing this in your updated report. Please ensure that visibility is shown in both traffic directions and please also explain what data has been used to inform length of splays. Please also see bullet point 5, below.*
- **Speed Limit Reduction** – currently installed in the wrong location and to be relocated further north, likely to be by the end of the month but to be confirmed. Tim has since provided further information but still awaiting confirmation on the date of relocation. *I have nothing further about this since we last corresponded. My understanding is that the signs should be relocated by the end of December. However, I have sent a message to our local Area Highways Office asking for any update to this.*
- **Toucan Crossing** – has been widened as per WSCC comments, updated drawing to be provided by Stantec. *Noted. I look forward to seeing this in your updated report.*
- **Design Review / Check** – concerns over the current proposed simple priority T-junction arrangement, and how this ties into the existing adjacent access *and impacts on adjacent access points, particularly those opposite.* Stantec to prepare additional design review note regarding the site access design to WSCC / ESCC. *Noted. I look forward to seeing this in your updated report. Please also explain why a simple junction has been chosen instead of other design - e.g. right hand turning lane etc. based on the location and its topography.*
- **Additional Speed Surveys** – to be clarified by WSCC / ESCC. *This is still recommended but only when the correct extent of revised speed limit (30mph) has been amended on site by the speed limit signs being correctly located, otherwise any new data will not be accurate.*
- **Supplementary Vision-Led Strategy Document** – additional details requested by WSCC on contingency / remedial measures to be provided by the site if mode shift targets are not met. Stantec to provide additional note. *Noted. I look forward to seeing this in your updated report.*
- **Public Transport** – WSCC / ESCC to liaise to confirm likely contribution required. Stantec to provide liaison with Metrobus. *I will await sight of your discussions with Metrobus and will comment further at that stage.*

We will begin work on the elements detailed above and issue a revised submission package in the coming weeks, with the exception of the items we are awaiting confirmation on.

If you need anything else in the meantime, please let me know. *Please ensure that any access changes (including those changes to the toucan crossing) are presented to your Road Safety Audit team for comment, and include those comments (even if to say 'no further comment') in your new report, as this anything altered or new might inform how I respond to the original RSA and the Decision Log. I've deliberately held-fire on responding on that until I have seen the additional work from yourselves as discussed at our meeting on the 7 November.*

Kind regards,

Beth Haydon, BSc (Hons)
Assistant Transport Planner

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