

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steven King
FROM:	WSSC – Highways Authority
DATE:	25 April 2025
LOCATION:	Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex
SUBJECT:	DM/25/0017 Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.' "Additional ecology information received 03/04/2025 and change to description regarding the care home'.
RECOMMENDATION:	No Objection

The previous response (dated 8th April 2025) made by WSSC Highways jointly covered planning applications DM/25/0014, 15, 16, and 17 covering northern and southern parcels of development on land to the west of Crawley Down Road. These comments apply only to the northern parcels included within DM/25/0016 and DM/25/0017.

Comments are made against,

- Land West of Turners Hill Road, Crawley Down: WSSC Response Note, reference DS/LJ/ITB9155-077, dated 14th April 2025
- Framework Travel Plan, reference MS/SG/ITB9155-056F, dated 11th April 2025

A number of matters were raised by WSSC Highways as part of the previous consultation. Taking these in turn and where a further response is required,

Vehicular Access via Wychwood Place – WSSC requested the Applicant provides those details already shared with WSSC as part of pre-application discussions demonstrating vehicle access via Wychwood Place. These details have now been provided.

Road Safety Audit Response – These have been provided to WSCC. These will be completed in due course given some of the problems relate to on-going discussions associated with the proposed traffic signals.

Travel Plan – Two points were raised. The first relating to monitoring has been incorporated. The second relating to remedial actions. The need for potential remedial actions if targets aren't met is now acknowledged. As part of the full travel plan that is to be secured through the s106 agreement.

A number of general comments were also made by WSCC Highways that related to both the northern and southern application sites. These issues primarily related to the division of off-site improvements and contributions, and the need for separate plans to be provided showing the works associated with either the northern or southern applications. Given the majority of these works apply to the Southern Parcels, no comments are made on these as part of this application. For the Northern Parcel covered under DM/25/0016 and 0017, WSCC Highways are satisfied that suitable mitigation can be secured through conditions or s106 obligations. In saying this, it is noted that real time bus information is proposed for the two stops north of the Wychwood Place junction where real time information has already been installed.

In conclusion, 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.

If minded to approve this application, the following conditions and obligations are recommended.

Conditions

Access

No dwelling or any part of the care home shall be first occupied until the site access works have been completed in accordance with the details shown on the drawing titled 'Proposed Access Road Extension' and numbered ITB9155-GA-048 revision C.

Reason: To provide safe and suitable access into the proposed development.

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.

Obligations

No dwelling or any part of the care home shall be first occupied until the highway improvements comprising of works to the existing north and south bound bus stops on

the B2028 to the north of Wychwood Place and footway improvements on the B2028 and Wychwood Place as shown on drawing ITB9155-GA-103 or as may otherwise be agreed with WSCC Highways.

No dwelling shall be first occupied until a travel plan has been submitted to and approved in writing by WSCC Highways. The travel plan shall be based upon the framework travel plan reference MS/SG/ITB9155-056F, dated 11th April 2025.

To pay to WSCC Highways the Travel Plan monitoring fee of £3,950 + VAT upon first occupation of any dwelling.

Funding of a Car Club vehicle and provision of a suitably marked parking space in an agreed location as may be agreed by WSCC Highways.

To fund the enhanced frequency of the 272 Metrobus service on evenings and weekends for a period of 2.5 years.

Noting, that the final two items above will require agreement with a 3rd party to deliver; WSCC Highways cannot accept financial payments towards these.

Informatives

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.

Ian Gledhill

West Sussex County Council – Planning Services