

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	29 April 2026
LOCATION:	Land To The R/o Central House 25 Perrymount Road Haywards Heath West Sussex RH16 3XL
SUBJECT:	DM/26/0946 Erection of a 7- storey building comprising 30 flats (18 x 1 bed and 12 x 2 bed) with associated landscaping, parking and refuse stores.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSSC as the County Highway Authority (CHA) has considered the proposal for 30 Flats to the rear of Perrymount Road. No objection is raised subject to any conditions attached.

The site has recent planning approval under planning ref DM/22/2880 for a 28 flatted scheme. This application proposed 30 flats (18 x 1 bed, and 12 x 2 bed) and 8 car parking spaces.

Access

Access to the flats will be taken from the existing access from Perrymount Road, a two-way priority junction, on a B classified road with a 30mph speed limit. Enforceable parking restrictions are in place, and on street parking charges in place.

Servicing and Refuse

Plan 0505-P-001 shows that a refuse vehicle can enter turn and exit in forward gear. The access road is 6m wide and will be able to accommodate a refuse vehicle and a car passing each other. There is a section in the middle where it narrows to 4.8m however both vehicles can give way to allow the other to pass in the unlikely event they were to meet.

Sustainability and Parking

The site is in an established town centre location within 400m walking distance of all local amenities. Perrymount Road is a bus corridor with the nearest bus stops located directly in front of the site and 450m from Haywards Heath train station. 8 car parking spaces are provided, and all spaces will provide EV charging points and offer 3 disabled spaces. Cycle parking in communal storage areas will also be provided, alongside 5 E-Bike charging points.

Whilst 8 spaces for 30 flats provides 30% of the recommended number of spaces given the sites locations WSSC would support a car lite scheme.

Trips

The TRICS database has been checked to see what the expected number of trips could be generated from this development, and to compare the proposed trip rate against the original use as an office block.

This development will be built in the car park of the office block which has now been turned into 48 Flats. The results show there would be an overall daily number of 160 trips a day, equating to 14 two-way trips in the am peak and 19 in the pm peak. This is a net decrease in 152 trips a day, when it was used solely as an office, as the impact on the highway network would not be as intense.

Travel Plan Info Packs

As part of the wider vision to create sustainable communities for the future the applicant should consider promoting the car free location by providing a sustainable travel information pack with each dwelling encouraging the use of public transport locally. This could include information on bus and train times and local car sharing clubs.

WSCC would also expect to see a travel voucher offering to the initial occupants of the residential units. Vouchers could be exchanged for discounts off the following:

- a. a season ticket for the local bus service
- b. a rail season ticket or network card
- c. a contribution towards the purchase of a new bicycle and/or equipment
- d. Cycle training up to 4 members of the household (further details and course costs are available at www.westsussex.gov.uk/cycletraining)
- e. 12 months free membership to any local Car Club (including joining fee)

Construction Management Plan

The applicant will need to submit a CMP to the LPA for approval as the site is located next to a high-density residential area and access and storage needs to be managed to avoid any highway safety issues. See condition.

Alison Meeus
West Sussex County Council – Planning Services

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.

Travel Information Pack

No part of the development shall be first occupied until a sustainable travel information pack has been provided for each dwelling encouraging the use of public transport locally. This could include information on bus and train times and local car sharing clubs. WSCC would also expect to see a travel voucher offering to the initial occupants of the residential units. Vouchers could be exchanged for discounts off the following:

- a. a season ticket for the local bus service
- b. a rail season ticket or network card
- c. a contribution towards the purchase of a new bicycle and/or equipment
- d. Cycle training up to 4 members of the household (further details and course costs are available at www.westsussex.gov.uk/cycletraining)
- e. 12 months free membership to any local Car Club (including joining fee)

Reason: To encourage and promote sustainable transport.

INFORMATIVE

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.