

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	16 April 2026
LOCATION:	Chownesmead Chownes Mead Lane Haywards Heath RH16 4BS
SUBJECT:	DM/26/0833 Amendments to hotel layout approved under DM/18/2193 and DM/18/2201, new single storey extension to main building and erection of new detached two-storey spa building, provision of relocated secondary access to Chownes Mead Lane, new parking area and landscaping of the site.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSSC as the County Highway Authority has considered the above proposal for a new access to spa facilities at Chownes Mead Hotel. No objection is raised subject to any conditions attached.

Access

A new access will be created 5.5m in width, adjacent to Crabe tree Cottages and nearer to the access with Isaacs Lane. It will be able to accommodate two passing vehicles and will provide visibility splays of 2.4m x 28.8m and 2.4m x 29.5m, in line with the speed of the road, and the posted speed limit of 30mph. WSSC are satisfied a safe and suitable access to the new spa building can be achieved from Chownes Mead Lane.

Stage 1 Road Safety Audit

Having regard to relevant design standards, the new access has been subject to a Stage 1 Road Safety Audit. This was undertaken by Gateway RSE on 3rd January 2026 in accordance with guidance set out in GG119. This audit found no issues with the design of the new access.

A previous RSA was undertaken for a similar scheme in March 2022, and no problems were raised.

Swept Path Analysis

SPA for a Rigid Vehicle, Refuse Vehicle, Fire Tender, and Mercedes Sprinter, has been provided in the plans below, and provide evidence that all these sizes of vehicles are able to access the proposed site and car parking area.

Plans 1801075-TK01 Rev C, and Plans 1801075-TK02 Rev B, 1801075-TK03 Rev B, 1801075-TK04 Rev B, 1801075-TK05

Speed Survey

A traffic speed survey was commissioned to establish vehicle speeds on Chownes Mead Lane. The result showed speeds lower than the posted 30mph speed limit of around 20mph with average daily flows of around 40-50 vehicles.

Road Traffic Casualty/Collision

A review of the WSCC casualty and collision database has shown there to be no casualties or collisions on Chownes Mead Lane in the last 5 years.

Trips

50 members expected daily, with 20 staff which would equate to 75 daily vehicle movements which would result in 150 vehicle movements per day. In terms of trip this would equate to 10 trips per hour, although this could be slightly more or less. The number of additional vehicle movements associated with the members spa is below the level whereby more detailed assessment is typically required and on this basis it is considered that the proposals would not result in any capacity concerns on the adjacent local highway network.

More detailed assessment is typically required where a link or junction would experience an increase of 30 or more movements in any hour.

On this basis, it is considered that the proposals would not result in any capacity concerns on the adjacent local highway network.

Travel Plan Statement

WSCC accepted the submitted travel plan statement. A one-off fee of £1,765 is a requirement of any submitted travel plan to cover the additional resource implications and costs of assessing and auditing the TPS through the lifetime of the plan and its 5-year monitoring period. WSCC would expect to see this included in a S106 agreement or unilateral undertaking to ensure the plan can be enacted.

The vision for the travel plan statement is to encourage more staff and members to walk or cycle to the site. They will do this by encouraging shared car trips and encourage walking and cycling to the site rather than single occupancy car use.

As Chownes Mead Lane is on a through road it lends itself to walking and cycling. Bus stops are also close to the site, and the railway station is in walking distance. They will undertake this work with the use of an appointed travel plan co-ordinator, to provide personalised travel planning to staff and information packs and notice boards to members.

An action plan has been drawn up and will be used as a mechanism to review the travel plan and any modal shift over any target setting.

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.