

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	20/08/2025
LOCATION:	Land Adj. To Rocky Lane, Haywards Heath
SUBJECT:	DM/25/1495 The installation of a 22.5 metre lattice mast, mounted with 9No. antennas, 12No. cabinets, 1No. Electrical meter cabinet located within a compound comprised of 2.4 metre high chain-link fence topped with 3 strands of barbed wire and the creation of a new access from Rocky Lane and ancillary development thereto. (Additional Highways information received 08.07.2025).
DATE OF SITE VISIT:	12/08/2025
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the installation of a 22.5m lattice mast with associated antennae, cabinets and compound, with new vehicle access point. The site is located on Rocky Lane, a C-classified road subject to a speed restriction of 40 mph in this location. WSCC in its role as Local Highway Authority (LHA) undertook a site visit on the morning of 12/08/2025 to observe typical highway conditions along Rocky Lane.

A new vehicle access point is proposed on Rocky Lane to serve the site. The applicant will be required to obtain the necessary consents from WSCC to undertake works within the maintained highway. Upon completion, the proposed tower is not anticipated to generate a significant number of movements to or from the site.

A visibility splay of 2.4m x 120m to the north of the proposed access point has been demonstrated in accordance with Design Manual for Road and Bridges (DMRB) parameters. Visibility to the south is limited, but a turn left only Traffic Regulation Order (TRO) is proposed. Considering the low traffic generation associated with the proposals, the LHA are satisfied with this arrangement.

A Stage 1-2 Road Safety Audit has been included as part of this submission, with the one recommendation advising that sufficient space be provided for vehicles in front of the proposed access point, to reduce risk of head on or shunt collisions on the main carriageway. The LHA accepts this recommendation and advises that a Construction Management Plan be provided to include details of the types of vehicles used during the construction phase.

I do also note the presence of a low railway bridge to the south of the proposed access point, so the applicant should consider the types of vehicles that will be required to use this access point, including during the construction phase. Details of construction vehicle types and routing can also be included in a Construction Management Plan.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Access (Access to be provided)

No use of the access shall take place until such time that the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "JUNCTION DESIGN PROPOSED" and numbered "S5-11-00-004-MD004 Rev. 4".

Reason: In the interests of road safety.

Visibility (details approved)

No use of the access shall take place until such time that visibility splays of 2.4 metres by 120 metres to the north and 2.4 metres by 34.5 metres to the south have been provided at the proposed site vehicular access onto Rocky Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

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.

Informatives

Traffic Regulation Order

The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed left turn only. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.

Works within the Highway – Highway Agreements 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 Highway Agreements 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.

Kyran Schneider
West Sussex County Council – Planning Services