

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	13 July 2026
LOCATION:	Borde Hill Garden Borde Hill Lane Haywards Heath West Sussex RH16 1XP
SUBJECT:	DM/26/1451 Discharge of planning conditions nos 3, 5, 7, 8, 10, and 14 relating to planning application DM/25/3104. More information received from Joanne Fisher's email on 26th June 2026.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Discharge of condition 3 – CEMP

WSSC has considered the information in the Landscape general arrangement plan BHG-L108 Rev 2 and reviewed the parts of the CEMP relevant to access and traffic management as referenced below.

We are satisfied the submitted CEMP covers all the details required to discharge the condition.

Access Constraints:

Site access is via a private road off Borde Hill Lane with a narrow lane approach. Deliveries, inspections, and plant movements will therefore be coordinated carefully, with access provided at reasonable times for both on-site and off-site work and with suitable controls in place for vehicle reversing, unloading, and turning.

Traffic and Access Management

Anticipated construction traffic

Construction traffic will be managed to suit the constraints of Sugworth Farm and the private road approach from Borde Hill Lane. The works are landscape-led and are not expected to generate a high volume of heavy vehicle movements. Traffic is anticipated to comprise site operatives' vans and cars, light goods vehicles, occasional rigid delivery vehicles for bulk materials and plant, and licensed waste carriers.

Deliveries will be booked in advance and coordinated so that vehicle arrivals are spread through the working day and peak activity on the lane is avoided as far as reasonably practicable.

Access and routing of vehicles

All construction vehicles will access the site via the agreed route from Borde Hill Lane to the private estate road serving Sugworth Farm. Drivers and suppliers will be briefed in advance on the approved approach route and site access arrangements. Because the lane is narrow, deliveries will be scheduled, controlled, and supervised where necessary, and turning will take place only at the agreed location.

A banksman will be used where required to manage reversing or manoeuvring, and the access route will be kept clear for inspections, emergency use, and estate operations.

Parking of site operatives and visitors Operatives and authorised visitors will park only in designated areas identified during site set-up so that private access routes, neighbouring property accesses, and emergency routes remain unobstructed.

On-street or informal parking on verges and narrow access points will not be permitted.

The site management team will brief all personnel on the parking arrangements at induction and will monitor compliance throughout the works.

Loading and unloading of plant, materials, and waste.

Loading and unloading will take place within the site boundary or other agreed controlled area under the direction of the site team so that activity does not obstruct the highway or estate traffic.

Delivery times will be pre-booked where practical.

Plant deliveries, material unloading, and waste collections will be sequenced to avoid conflict with other vehicle movements and to reduce waiting times, reversing, and unnecessary engine idling.

Wheel Washing

Vehicles leaving site will be checked to prevent mud and debris being carried onto the highway or estate roads. Road-sweeping, hand-cleaning, dampening down, or wheel and body cleaning measures will be implemented as necessary depending on ground and weather conditions.

Highway mitigation

Temporary signage, barriers, banksman controls, or other mitigation required to protect the public highway will be introduced where necessary. If temporary Traffic Regulation Orders or other highway approvals are required for specific operations, these will be identified in advance and implemented through the relevant authority before the affected activity takes place.

Security hoarding and site boundary controls

Security hoarding, temporary fencing, gates, and warning signage will be erected and maintained as appropriate to secure the working area, protect the public, and clearly define construction boundaries. The exact arrangement will reflect the final site layout and interfaces with estate users, neighbouring properties, and retained access routes. Hoarding and fencing will be inspected regularly and maintained in good condition throughout the construction period. Because the lane is narrow, deliveries will be scheduled and controlled, and turning will take place at the agreed location. Where required, a banksman will be used to manage vehicle movements, deliveries will be timed to minimise disruption, and the access route will be kept clear for inspections and emergency use. A detailed site logistics plan, including vehicle routing, delivery management, site compound arrangements, and construction interfaces, will be prepared and appended to this document once the landscaping layout and final site arrangement have been confirmed.

Storage of plant and materials

The project will prioritise the use of sustainable and locally sourced materials to reduce the carbon footprint of the works. Plant, equipment, and materials will be stored in designated areas within the site boundary or other agreed compound area so that access routes, tree protection zones, drainage features, and public interfaces remain clear. Storage locations will be selected to suit the final site layout, protect sensitive ground, and minimise double handling. Topsoil removed during excavation will be stored separately and reused on-site wherever practicable, reducing the need for external sourcing.

Alison Meeus

West Sussex County Council – Planning Services