

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Susan Dubberley
FROM:	WSCC – Highways Authority
DATE:	8 December 2025
LOCATION:	Land On The East Side Of Old Brighton Road South And Land South Of Imperial House Pease Pottage West Sussex
SUBJECT:	DM/25/2823 Discharge of condition nos 10 and 21 relating to planning application DM/22/3432
RECOMMENDATION:	Advice

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on discharge of conditions of approval DM/22/3432 (2 x commercial buildings for light industrial/storage).

Condition 10 – Construction Environmental Management Plan (CEMP)

the anticipated number, frequency and types of vehicles used during construction,

Para. 3.6 sets out anticipated vehicle types and number.

the method of access and routing of vehicles during construction,

Approach from Old Brighton Road, turning left in to site.

the parking of vehicles by site operatives and visitors,

Not sufficient space on site – noted that no parking restrictions on-street and level of anticipated contractor vehicles not anticipated to cause 'severe' impact on operational capacity of nearby road network.

the loading and unloading of plant, materials and waste,

Area within site for offloading/ material storage and waste collection – banksman will be used. Considering on-street parking how will this be managed if large vehicle attempted to enter site to offload or enter on-street 'delivery zone'? A Temporary Traffic Regulation Order (TTRO) may be required for suspension of on-street parking to allow the delivery zone to operate. Please contact Area Office as per attached informative, to discuss this requirement.

Considering scale of development and associated level of construction traffic this is not anticipated to cause a highway safety concern but the LPA may wish to consider these arrangements from an amenity perspective – it is also noted that CEMP states cars may pass around The Squire Crescent opposite the site but this does not appear to be a through route. It is noted that banksman will manage deliveries to minimise disruption to neighbours.

the storage of plant and materials used in construction of the development,

Shown on site set-up plan.

the erection and maintenance of security hoarding,

Shown around site.

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),

Jet wash on site for wheel wash but 'not anticipated any vehicles/plant will be on site.

INFORMATIVE

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.

Katie Kurek
West Sussex County Council – Planning Services