

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Stuart Malcolm
FROM:	WSCC – Highways Authority
DATE:	2 April 2026
LOCATION:	Land Rear Of Chesapeake, Reeds Lane, Sayers Common, Hassocks
SUBJECT:	DM/25/1434 Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works. (Amended plans, FRA and Drainage Strategy and TA Addendums received 12/12/25)
DATE OF SITE VISIT:	16 Dec 2025
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 27 x dwellings and associated works on land rear Chesapeake, Reeds Lane, Sayers Common.

In comments dated 16 January 2026 the LHA requested further information on several matters to which additional information has been provided in the form of Sustainable Transport Summary Technical Note (TN) and technical drawings.

Proportionate Contributions to Sustainable/Active Travel Infrastructure - further discussions are required between applicant, MSDC and WSCC to agree level of proportionate mitigation required.

This is an outstanding matter that still needs addressing. What proportionate developer contributions will comprise in the context of the delivery of the wider Draft Allocation within Sayers Common have yet to be decided. Until such a time the LHA are unable to provide a positive recommendation.

Footway improvements -

The applicant has agreed to provide off-site improvements on the existing pedestrian infrastructure to include upgrading of existing crossing points of Berrylands Farm and Oakhurst with tactile paving.

The applicant also agrees to provide footway and tactile paving crossing improvements at residential access points to Roundhay, Potters, Ashfields, Bennachie, off B2118.

These improvements are detailed on ITB200420-GA-00 Rev A and should be secured via s278 agreement. This can be secured via condition or within the s106 agreement.

Commitment to provide contribution toward Realtime –

Applicant has confirmed that a financial contribution, to be secured by s106 agreement, will be provided for Realtime (RTPI) boards to both north and southbound bus stops on B2118 (Sayers Common School stops) at cost of £8500 each.

Additionally, a contribution to provide bus stop flagpole and hardstanding improvements at currently unmarked Furzeland Way bus stop (northbound) will be provided. This would also be secured by s106 agreement and can be added to the BSIP works with the S106 reserved for this use.

Other Matters -

Swept path tracking plans have been provided showing a refuse collection vehicle can exit the site on to Reeds Lane in the event that cars are parked close to the site access. This indicates that a TRO for double yellow lines would unlikely be required for operational reasons.

Conclusion

Until the consortium has agreed an approach to proportionate contributions for allocated sites within Sayers Common, the LHA is unable to offer a positive recommendation to the application.

Katie Kurek
West Sussex County Council – Planning Services