

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	Highways, WSCC
DATE:	18/02/2025
LOCATION:	Woodside Grange, Woodsland Road, Hassocks, BN6 8EX
SUBJECT:	DM/25/0240 Discharge of planning condition nos 3, 7, 8, 11, 14, 15, 18, 20, 21 and 22 relating to Reserved Matters application DM/23/2688.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice / More Information
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 to discharge conditions 3, 7, 8, 11, 14, 15, 18, 20, 21 and 22 of reserved matters application DM/23/2688. WSCC in its role as Local Highway Authority (LHA) was a consultee for application DM/23/2688, raising no highway safety concerns.

Condition 3 – Passing Places

"The dwelling hereby approved shall not be commenced until the passing places shown on Passing Places Layout Plan, plan reference WHA-DR-C-SK1100 SOP1 have been provided to the satisfaction of the Local Planning Authority."

The applicant has submitted an Easement Agreement with the developer which stipulates that passing places must be constructed along the accessway no later than 31 March 2025. The approved Passing Place Plan (WHA-DR-C-SK1100 SOP1) is included within this agreement.

Having reviewed the submitted information, the LHA are satisfied with the details provided from a planning perspective, but the Local Planning Authority (LPA) may wish to inspect the site to ensure the passing places have been constructed in accordance with the approved plan, or seek photographic evidence to confirm.

Condition 7 – Materials and Finishes

No highway comments.

Condition 8 – Contamination

No highway comments.

Condition 11 – Foul and Surface Water Drainage and Disposal

No highway comments.

Condition 14 – Noise

No highway comments.

Condition 15 – Archaeology

No highway comments.

Condition 18 – Hard and Soft Landscaping

No highway comments.

Condition 20 – Biodiversity Enhancement

No highway comments.

Condition 21 – Lighting

No highway comments.

Condition 22 – Construction Management Plan

"No development shall take place, including any ground work and earth removal from the site, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the construction period. The Construction Management Plan shall provide and give details for:

- a timetable for the commencement, construction, occupation and completion of the development*
- the anticipated number, frequency and types of vehicles used during construction*
- the method of access and routing of vehicles during construction and directional signage for the purposes of such*
- the siting and layout of site compounds and welfare facilities for construction workers*
- the provision of parking of vehicles by site operatives and visitors*
- the provision for the loading and unloading of plant, materials and removal of waste*
- the provision for the storage of plant and materials used in construction of the development*
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway*
- a scheme to protect existing neighbouring properties from dust and noise emissions*
- a noise management plan, to include consideration of vibration from construction work including the compacting of ground*
- measures to deal with surface water run-off from the site during construction*
- contact details of site operations manager, contracts manager, and any other relevant personnel."*

The applicant has submitted a Construction Management Plan (CMP) to support the discharge of Condition 22. Having reviewed the submitted CMP, the document appears to be lacking in any detail in regards to some of the above points. The applicant is requested to provide the following additional information:

- The anticipated number, frequency and types of vehicles used during construction.
- Site Set-Up demonstrating method of access, site layout including temporary buildings, parking areas, loading/unloading areas, storage areas, wheel washing facilities and site hoarding.

Please raise this with the applicant and reconsult.

Kyran Schneider
West Sussex County Council – Planning Services