

From: Nigel De Wit <Nigel.DeWit@nationalhighways.co.uk>
Sent: 19 August 2026 08:31:06 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Planning SE" <planningse@nationalhighways.co.uk>; "Sean Moore" <smoore@systra.com>
Subject: #27421, NH/26/16289 - DM/26/1199 - Land south of Leacroft - HR - NH response 19/08/26
Attachments: Generic GG 104 safety risk assessment template.docx

Your Reference: DM/26/1199 - Land south of Leacroft, London Road, Hickstead, West Sussex

Proposal: Discharge of condition nos 2, 3, 4, 5 and 6 relating to application DM/23/1339

Our Reference: #27421, NH/26/16289

Dear Steven,

Thank you for your email of 29 July 2026 consulting National Highways on the revised Construction Environmental Management Plan (CEMP) (July 2026) and note from the applicant.

We have reviewed the additional information in the context of our response dated 20 July 2026.

The updated CEMP does not fully demonstrate that construction HGVs can safely access and egress the site via the proposed widened access arrangement.

Whilst the revised CEMP refers to an 8.5m widened access and includes supporting material, the submission does not clearly demonstrate that the arrangement can safely accommodate the relevant construction vehicles without unacceptable swept path encroachment.

In addition, Appendix F of the CEMP does not fully meet the requirement previously raised, as a Safety Risk Assessment is distinct from a Walking, Cycling and Horse-riding Assessment and Review (WCHAR). The requirement was for an appropriate Safety Risk Assessment (SRA) prepared in accordance with the Design Manual for Roads and Bridges (DMRB) GG 104 document in support of the widened access arrangement. We have attached a template for the SRA that could be used. Further guidance on SRAs is available from our website: <https://nationalhighways.co.uk/work-with-us/suppliers/health-safety-and-wellbeing/home-safe-and-well/requirements-for-safety-risk-assessment/>.

The CEMP must be updated to include a general arrangement drawing, supporting visibility design, and a design statement confirming compliance with the relevant DMRB standards in respect of the proposed 8.5m widened access crossover, supported by an appropriate GG 104 Safety Risk Assessment.

The amended CEMP must include a swept path analysis for the longest construction vehicle expected to use the access, demonstrating that construction vehicles can safely access and egress the site in a forward gear via the widened access arrangement without unacceptable swept path encroachment.

Evidence needs to be provided that the widening works would be secured, agreed, and delivered through the appropriate highway approval process (s.278 of the Highways Act 1980) in consultation with National Highways prior to any construction HGV movements taking place.

On this basis, **we recommend that condition 2 of planning permission DM/23/1339 is not discharged at this time and unless and until the above information has been submitted and approved as part of the CEMP.**

Should you or any others have any queries regarding our response, please contact us via planningse@nationalhighways.co.uk.

Kind regards,

Nigel De Wit MRTPI, Spatial Planner
South East Region, Operations Directorate
National Highways

Mobile: 07751 730 517

Web: <http://www.nationalhighways.gov.uk>

For information about our engagement with the planning system please visit <https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>

From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 29 July 2026 13:44

To: Planning SE <planningse@nationalhighways.co.uk>

Subject: #27421 RE: #27250, #27290, NH/26/16289 - DM/26/1199 - Land south of Leacroft - HR - NH response 20/07/26

You don't often get email from steven.king@midsussex.gov.uk. [Learn why this is important](#)

Dear Nigel

Following your consultation response, I have received the attached revised CEMP and a note from the applicant.

Could I ask for the comments of National Highways on this please.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Nigel De Wit <Nigel.DeWit@nationalhighways.co.uk>
Sent: 20 July 2026 15:37
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Planning SE <planningse@nationalhighways.co.uk>; Sean Moore <smoore@systra.com>; JONES Derek <djones1@systra.com>
Subject: #27250, #27290, NH/26/16289 - DM/26/1199 - Land south of Leacroft - HR - NH response 20/07/26

Your Reference: DM/26/1199 - Land south of Leacroft, London Road, Hickstead, West Sussex

Proposal: Discharge of condition nos 2, 3, 4, 5 and 6 relating to application DM/23/1339

Our Reference: #27250, #27290, NH/26/16289

Dear Steven,

Thank you for your emails of 29 June and 7 July 2026 consulting National Highways regarding the above referenced discharge of conditions application.

We are concerned about the safety, reliability, and operational efficiency of the Strategic Road Network (SRN), in this case the A2300 in the vicinity of the site.

We have reviewed the application and submitted documents.

As highlighted in our response dated 04 June 2026, our focus is on condition 2 (Construction Management Plan).

Condition 2 (Construction Management Plan)

Our response of 04 June 2026 highlighted that the submitted Construction Environmental Management Plan (CEMP) (May 2026) omitted information required by condition 2 of planning permission DM/23/1339.

We have reviewed the updated CEMP (June 2026 revision – uploaded to the planning portal on 24 June) in the context of our previous comments and the requirements of condition 2.

The revised CEMP (June 2026) does not demonstrate that construction HGVs can safely access and egress the site using the existing access arrangement.

The swept path analysis indicates that the largest construction vehicles rely on a widened access in order to enter the site, turn within it, and exit in forward gear.

However, the current CEMP does not secure that widened arrangement, nor does it demonstrate through an amended access design and supporting swept path analysis that safe construction access can be achieved on that basis.

It is recommended that the CEMP is updated to include the proposed widened access design, prepared in accordance with the relevant Design Manual for Roads and Bridges (DMRB) requirements and supported by an appropriate DMRB GG 104 safety risk assessment (including satisfactorily completed Road Safety Audit (Stage 1) and Walking, Cycling, and Horse-riding Assessment and Review (WCHAR)) of the revised access arrangement.

The amended CEMP should also include swept path analysis demonstrating that construction HGVs can safely access and egress the site via the widened access, together with evidence that the widening works are secured, agreed and to be delivered through the appropriate highway approval process (s.278 of the Highways Act 1980) in consultation with National Highways prior to any construction HGV movements taking place.

On this basis, we recommend that condition 2 of planning permission DM/23/1339 is not discharged at this time and unless and until the above information has been submitted and approved as part of the CEMP.

Should you or any others have any queries regarding our response, please contact us via planningse@nationalhighways.co.uk.

Kind regards,

Nigel De Wit MRTPI, Spatial Planner
South East Region, Operations Directorate
National Highways

Mobile: 07751 730 517

Web: <http://www.nationalhighways.gov.uk>

For information about our engagement with the planning system please visit <https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://nationalhighways.co.uk> | info@nationalhighways.co.uk

Registered in England and Wales no 9346363 | Registered Office: Three Snowhill, Snowhill Queensway, Birmingham, B4 6GA

Consider the environment. Please don't print this e-mail unless you really need to.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and

any attachments, or which may result from reliance on the contents of this email and any attachments.

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://nationalhighways.co.uk> | info@nationalhighways.co.uk

Registered in England and Wales no 9346363 | Registered Office: Three Snowhill, Snowhill Queensway, Birmingham, B4 6GA

Consider the environment. Please don't print this e-mail unless you really need to.