

From: Stephen Gee <stephen.gee@westsussex.gov.uk>
Sent: 26 August 2025 06:28:38 UTC+01:00
To: "Rob Morley" <Rob.Morley@homesengland.gov.uk>; "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>; "Sally Blomfield" <Sally.Blomfield@midsussex.gov.uk>; "Bava Sathan" <BavaSathan@campbellreith.com>; "mark.dadswell" <mark.dadswell@allendadswell.co.uk>; "Adam Douglas" <adam.douglas@allendadswell.co.uk>
Cc: "Nicholas Milner" <Nicholas.Milner@homesengland.gov.uk>; "Neil Miller" <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

Joe,
Based on the below I can confirm no objection is raised to the application.
Regards
Stephen

From: Rob Morley <Rob.Morley@homesengland.gov.uk>
Sent: 22 August 2025 09:57
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

****EXTERNAL****

OFFICIAL

Hi Joe

Please find as follows proposal for the condition discharge.

"Within 6-month of opening of the road to live traffic, we will undertake speed monitoring through use of Automatic Traffic Counter (ATC) for a period of one week and then repeat after one month. The locations for the monitoring sensors are to be discussed and agreed with WSCC as Highway Authority. Subject to the period when the road is open, we will agree the start of the monitoring with WSCC to align with anticipated traffic/monitoring period.

Within 6-month of reaching 90% occupation of phases 1.9, 1.10, 1.11 and 1.14, the traffic monitoring, as above, will be repeated.

In consultation with WSCC, subject to the outcome of the speed monitoring demonstrating that the average speed across the new road, exceeds 35.4mph (average 12-hr, weekday speeds),

agreed mitigation measures will be implemented. Those measures will be based on a combination of either:

- a. Use of vehicle activated signage to direct driver behaviour towards reducing speed. This measure would be short term prior to the second monitoring period.*
- b. Long term post completion of the second monitoring period, should speeding be a persistent issue, a raised table can be implemented as indicated in drawing 13258-CRH-XX-XX-SK-C-6107-P01_Sketch of Raised Junction, or other appropriate speed calming method to be agreed with WSCC.*

We will aim to have either measure implemented within 6 Months for A or 18-months for B of receipt of the speed survey analysis and will agree the implementation period with WSCC."

Kind regards,

Rob Morley
Senior Development Manager - Capital Projects
Homes England
M: [07976173306](tel:07976173306)

OFFICIAL

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 22 August 2025 08:55
To: Stephen Gee <stephen.gee@westsussex.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Rob Morley <Rob.Morley@homesengland.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

Thank you for the advice Stephen.

[@Rob Morley](#) if you are happy with the amendments, please can you provide me with a clean version of the email for the file.

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Stephen Gee <stephen.gee@westsussex.gov.uk>
Sent: 21 August 2025 09:08
To: Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Rob Morley <Rob.Morley@homesengland.gov.uk>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

Comments below.

*Regards
Stephen*

"Within 6-month of opening of the road to live traffic, we will undertake speed monitoring through use of Automatic Traffic Counter (ATC) for a period of one week and then repeat after one month. The locations for the monitoring sensors are to be discussed and agreed with WSCC as Highway Authority. Subject to the period when the road is open, we will agree the start of the monitoring with WSCC to align with anticipated traffic/monitoring period.

Add in timescale for undertaking of 2nd set of surveys linked to occupations at 1.9, 1.10, 1.11 and 1.14 (happy for you to suggest the level / not full occupation as possible issues is some retail units etc aren't occupied in a timely manner.)

In consultation with WSCC, subject to the outcome of the speed monitoring demonstrating that the average speed across the new road, exceeds 35.4mph (average 12-hr, weekday 85th percentile speeds), agreed mitigation measures will be implemented. Those measures will be based on a combination of either:

- a. Use of vehicle activated signage to direct driver behaviour towards reducing speed. This measure would be short term during phase implementation.*
- b. Long term post completion of the surrounding phases and increased occupations and traffic volumes, should speeding still be a persistent issue, a raised table can be implemented as indicated in drawing 13258-CRH-XX-XX-SK-C-6107-P01_Sketch of Raised Junction, or other appropriate speed calming method to be agreed with WSCC.*

We will aim to have either measure implemented within 6 Months for A or 18-months for B of receipt of the speed survey analysis and will agree the implementation period with WSCC."

From: Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>
Sent: 20 August 2025 15:05
To: Rob Morley <Rob.Morley@homesengland.gov.uk>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

****EXTERNAL****

Hi Rob – I think it needs to be as specific as the monitoring during phase 1 – but Stephen Gee can advise.

Just keen to get this over the line before people go on holiday and the road opening!

Sal

From: Rob Morley <Rob.Morley@homesengland.gov.uk>
Sent: 20 August 2025 12:52
To: Joseph Swift <joseph.swift@midsussex.gov.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

OFFICIAL

Hi Joe

This was meant to be captured in point 'b'. Linked to "*post completion of the surrounding phases and increased occupations and traffic volumes*".

If this is not suitable please let me know and we can look to reword.

Thanks,

Rob Morley
Senior Development Manager - Capital Projects
Homes England
M: [07976173306](tel:07976173306)

OFFICIAL

From: Joseph Swift <joseph.swift@midsussex.gov.uk>
Sent: 20 August 2025 12:07
To: Rob Morley <Rob.Morley@homesengland.gov.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

Hi Rob,

Thank you for your email.

It was my understanding from the meeting that there would be the requirement for a second stage speed monitoring linked to the completion and occupation of the surrounding phases, this would identify if speeding was still a persistent issue and inform the requirement for the long term post completion measures.

Please can you email be updated to reflect this.

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Rob Morley <Rob.Morley@homesengland.gov.uk>
Sent: 20 August 2025 09:30
To: Joseph Swift <joseph.swift@midsussex.gov.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>

Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

OFFICIAL

Hi Joe

Please see below;

“Within 6-month of opening of the road to live traffic, we will undertake speed monitoring through use of Automatic Traffic Counter (ATC) for a period of one week and then repeat after one month. The locations for the monitoring sensors are to be discussed and agreed with WSCC as Highway Authority. Subject to the period when the road is open, we will agree the start of the monitoring with WSCC to align with anticipated traffic/monitoring period.

In consultation with WSCC, subject to the outcome of the speed monitoring demonstrating that the average speed across the new road, exceeds 35mph (average 12-hr, weekday 85th percentile speeds), agreed mitigation measures will be implemented. Those measures will be based on a combination of either:

- a. Use of vehicle activated signage to direct driver behaviour towards reducing speed. This measure would be short term during phase implementation.*
- b. Long term post completion of the surrounding phases and increased occupations and traffic volumes, should speeding still be a persistent issue, a raised table can be implemented as indicated in drawing 13258-CRH-XX-XX-SK-C-6107-P01_Sketch of Raised Junction, or other appropriate speed calming method to be agreed with WSCC.*

We will aim to have either measure implemented within 18-months of receipt of the speed survey analysis and will agree the implementation period with WSCC.”

Kind regards,

Rob Morley
Senior Development Manager - Capital Projects
Homes England
M: [07976173306](tel:07976173306)

OFFICIAL

From: Joseph Swift <joseph.swift@midsussex.gov.uk>
Sent: 18 August 2025 10:02
To: Stephen Gee <stephen.gee@westsussex.gov.uk>; Rob Morley <Rob.Morley@homesengland.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield

<Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>

Subject: RE: DM/25/0911

Good morning Rob,

Following on from Stephen's email I can see he is happy with the plan.

As there has been a bit of back and forward, in order to make it completely clear can you confirm by reply the two measures you are looking to implement, including the time frame for implementation and include the plan reference in option B.

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Stephen Gee <stephen.gee@westsussex.gov.uk>

Sent: 18 August 2025 07:57

To: Rob Morley <Rob.Morley@homesengland.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; Joseph Swift <joseph.swift@midsussex.gov.uk>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>

Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>

Subject: RE: DM/25/0911

Yes the drawing would be sufficient to support the discharge of condition application.

Stephen

From: Rob Morley <Rob.Morley@homesengland.gov.uk>

Sent: 15 August 2025 18:43

To: Bava Sathan <BavaSathan@campbellreith.com>; Joseph Swift <joseph.swift@midsussex.gov.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>

Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

****EXTERNAL****

OFFICIAL

Thanks Bava

Hi Stephen – Is this suitable and therefore in a position to discharge the condition?

Many thanks,

Rob Morley
Senior Development Manager - Capital Projects
Homes England
M: [07976173306](tel:07976173306)

OFFICIAL

From: Bava Sathan <BavaSathan@campbellreith.com>
Sent: 11 August 2025 18:02
To: Joseph Swift <joseph.swift@midsussex.gov.uk>; Rob Morley <Rob.Morley@homesengland.gov.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

Hello All,

Thank you for your time earlier this afternoon to review the options.

As discussed, please see attached sketch showing a raised junction which could be considered, should speeding be a long-term persistent issue along that stretch of the road. The other junctions, other than the CfOS one, are not suitable for a raised table owing to their proximity to the toucan crossing, bus stops, roundabouts and right-hand lane filter. The CfOS is the only potential location for this intervention, which would work with the pedestrian crossing as well.

Kind regards,

Bava

Bava Sathan

Partner

CampbellReith
consulting engineers

15 Bermondsey Square,
London
SE1 3UN

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Mob +44 7970 894 266

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From: Joseph Swift <joseph.swift@midsussex.gov.uk>

Sent: 05 August 2025 10:47

To: Rob Morley <Rob.Morley@homesengland.gov.uk>; Stephen Gee
<stephen.gee@westsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; Mark
Dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas
<adam.douglas@allendadswell.co.uk>

Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield
<Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>

Subject: RE: DM/25/0911

Good morning,

Sally and I have the following availability:

Monday – 12:00-14:00, or 16:00- 17:00
Wednesday 9:00-10:00 or 11:00 -12:00

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Rob Morley <Rob.Morley@homesengland.gov.uk>
Sent: 05 August 2025 10:35
To: Stephen Gee <stephen.gee@westsussex.gov.uk>; Joseph Swift <joseph.swift@midsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

OFFICIAL

Hi Stephen

Can I suggest we move this to next Monday or Wednesday when MSDC may also be able to attend. I can do;

Monday – 12:00-14:00, or 16:00- 17:00
Wednesday 9:00-15:00.

If people could please let me know their availability.

Many thanks,

Rob Morley
Senior Development Manager - Capital Projects
Homes England
M: [07976173306](tel:07976173306)

OFFICIAL

From: Stephen Gee <stephen.gee@westsussex.gov.uk>
Sent: 05 August 2025 09:01
To: Rob Morley <Rob.Morley@homesengland.gov.uk>; Joseph Swift <joseph.swift@midsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>
Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>
Subject: RE: DM/25/0911

Sorry,

But have another commitment at that time tomorrow. I could do between 3-4 if you are happy not to have MSDC attend or my diary is relatively free Thursday/Friday this week or Monday and Wednesday next week.

Below is a bit of consideration to the comments raised.

We are a little nervous about agreeing to the speed calming solution ahead of knowing if or how much a speeding issue there is.

- Setting appropriate triggers for additional measures prior to the speed surveys and identifying what could be delivered is needed. I don't want to be recommending the lpa discharge the condition without setting out what could be delivered and when creating potential issues down the line. I believe the threshold of average speeds to the maximum allowable within the WSCC speed limit policy is a fairly high bar.

We are also uncertain about the suitability of the timing of the speed surveys as if carried out prior to development and occupation of the land adjacent to WBLR, any surveys may not necessarily be capturing the representative long term use of the road, and development of the land may take a number of years to complete.

I'd completely agree that development of the plots and associated activity would create a sense of place and support lower speeds on this link. The two phased approach suggested in the below deals with this with shorter term measures proposed prior to the plots being built out and then additional surveys once the plots have started occupation.

Stephen

From: Rob Morley <Rob.Morley@homesengland.gov.uk>

Sent: 31 July 2025 16:17

To: Joseph Swift <joseph.swift@midsussex.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>

Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>

Subject: RE: DM/25/0911

EXTERNAL

OFFICIAL

Thanks all

I note Stephen is on leave until Tuesday. I will send an invite for Wednesday at 12:30 as a hold, and hopefully Stephen can confirm once hes back if he can make this time.

Many thanks,

Rob Morley

Senior Development Manager - Capital Projects

Homes England

M: [07976173306](tel:07976173306)

OFFICIAL

From: Joseph Swift <joseph.swift@midsussex.gov.uk>

Sent: 31 July 2025 16:04

To: Rob Morley <Rob.Morley@homesengland.gov.uk>; Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>; Stephen Gee <stephen.gee@westsussex.gov.uk>

Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>

Subject: RE: DM/25/0911

Good afternoon Rob,

Thank you for your email.

Both Sally and I currently have availability for the following:

Tuesday 1-2pm

Wednesday 12:00-1:30pm

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



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From: Rob Morley <Rob.Morley@homesengland.gov.uk>

Sent: 31 July 2025 14:45

To: Bava Sathan <BavaSathan@campbellreith.com>; mark.dadswell <mark.dadswell@allendadswell.co.uk>; Adam Douglas <adam.douglas@allendadswell.co.uk>;

Stephen Gee <stephen.gee@westsussex.gov.uk>

Cc: Nicholas Milner <Nicholas.Milner@homesengland.gov.uk>; Sally Blomfield <sally.blomfield@midsussex.gov.uk>; Neil Miller <Neil.Miller@homesengland.gov.uk>; Joseph Swift <joseph.swift@midsussex.gov.uk>

Subject: RE: DM/25/0911

OFFICIAL

Hi Stephen

Would it be possible to have a quick call regarding this planning condition please. We are a little nervous about agreeing to the speed calming solution ahead of knowing if or how much a speeding issue there is. We are also uncertain about the suitability of the timing of the speed surveys as if carried out prior to development and occupation of the land adjacent to WBLR, any surveys may not necessarily be capturing the representative long term use of the road, and development of the land may take a number of years to complete.

Next week myself and Nick can do;

Tuesday 1-2pm

Wednesday 12:00-1:30pm, or 3:00-4:30pm

Note I have also invited MSDC to this as their attendance may be beneficial. Joe if you could respond regarding your and Sallys availability please.

Kind regards,

Rob Morley
Senior Development Manager - Capital Projects
Homes England
M: [07976173306](tel:07976173306)

OFFICIAL

From: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Sent: 22 July 2025 14:41

To: Bava Sathan <BavaSathan@campbellreith.com>

Cc: Joseph Swift <joseph.swift@midsussex.gov.uk>

Subject: RE: DM/25/0911

Bava,

I would want the measures shown on a plan, once this is provided and this para is amended to a shorter time frame for the provision of VAS. Then I would be content.

We will aim to have either measure implemented within 6 months for A and 18-months of B receipt of the speed survey analysis and will agree the implementation period with WSCC."

Stephen

From: Bava Sathan <BavaSathan@campbellreith.com>
Sent: 22 July 2025 09:33
To: Stephen Gee <Stephen.Gee@westsussex.gov.uk>
Cc: Joseph Swift <joseph.swift@midsussex.gov.uk>
Subject: RE: DM/25/0911

****EXTERNAL****

Good morning Stephen,

Thank you for the below. Would a revised wording including reference to those two measures suffice?

"Within 6-month of opening of the road to live traffic, we will undertake speed monitoring through use of Automatic Traffic Counter (ATC) for a period of one week and then repeat after one month. The locations for the monitoring sensors are to be discussed and agreed with WSCC as Highway Authority. Subject to the period when the road is open, we will agree the start of the monitoring with WSCC to align with anticipated traffic/monitoring period.

In consultation with WSCC, subject to the outcome of the speed monitoring demonstrating that the average speed across the new road, exceeds 35mph (average 12-hr, weekday 85th percentile speeds), agreed mitigation measures will be implemented. Those measures will be based on a combination of either:

- a. Use of vehicle activated signage to direct driver behaviour towards reducing speed. This measure would be short term during phase implementation.*
- b. Long term post completion of the phases and increased occupation, should speeding still be a persistent issue, raised tables can be implemented across the junctions. Details of raised tables to be reviewed and agreed with WSCC prior to implementation.*

We will aim to have either measure implemented within 18-months of receipt of the speed survey analysis and will agree the implementation period with WSCC."

Kind regards,

Bava

Bava Sathan

Partner

CampbellReith
consulting engineers

15 Bermondsey Square,
London
SE1 3UN

Tel +44 (0)20 7340 1700
Mob +44 7970 894 266

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From: Stephen Gee <Stephen.Gee@westsussex.gov.uk>
Sent: 22 July 2025 09:00
To: Bava Sathan <BavaSathan@campbellreith.com>
Cc: Joseph Swift <joseph.swift@midsussex.gov.uk>
Subject: RE: DM/25/0911

Bava,

Id agree that carriageway narrowing wouldn't be suitable

A raised table would have a speed reducing effect and could be suitable, another possible options to explore could be vehicle activate signage – the effect of this maybe more temporary in nature but could support a reduction in speeds until the adjoining parcels are built out (with associated turning movements/activity to reduce speeds).

Stephen

From: Bava Sathan <BavaSathan@campbellreith.com>
Sent: 21 July 2025 10:27
To: Stephen Gee <Stephen.Gee@westsussex.gov.uk>
Cc: Joseph Swift <joseph.swift@midsussex.gov.uk>
Subject: RE: DM/25/0911

EXTERNAL

Good morning Stephen,

The road has been designed for the 30mph, on a bus route, with both formal controlled and uncontrolled pedestrian crossings, and streetlight. There is no straight long run akin to be enticing for higher speeds.

Measures for mitigation would be limited to speed table across the junctions to break the length of the carriageway, should speeding be found to be an issue. Width restrictions would not be appropriate as the road is primarily on a curve along its entire length.

If that is acceptable, I will ask Jackson to provide a sketch showing how a speed table could be implemented.

Kind regards,

Bava

Bava Sathan

Partner

CampbellReith
consulting engineers

15 Bermondsey Square,
London
SE1 3UN

Tel +44 (0)20 7340 1700
Mob +44 7970 894 266

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From: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Sent: 21 July 2025 10:02

To: Bava Sathan <BavaSathan@campbellreith.com>

Cc: Joseph Swift <joseph.swift@midsussex.gov.uk>

Subject: RE: DM/25/0911

Bava,

The suggested response doesn't cover the how referred to in the condition. I would still want to see suggested mitigation measures and possible locations to implement them.

Regards

Stephen

From: Bava Sathan <BavaSathan@campbellreith.com>

Sent: 18 July 2025 14:36

To: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Subject: RE: DM/25/0911

EXTERNAL

Hi Stephen,

Thank you for your comments and steer. Taking those on board, please see below proposed re-worded response:

"Within 6-month of opening of the road to live traffic, we will undertake speed monitoring through use of Automatic Traffic Counter (ATC) for a period of one week and then repeat after one month. The locations for the monitoring sensors are to be discussed and agreed with WSCC as

Highway Authority. Subject to the period when the road is open, we will agree the start of the monitoring with WSCC to align with anticipated traffic/monitoring period.

In consultation with WSCC, subject to the outcome of the speed monitoring demonstrating that the average speed across the new road, exceeds 35mph (average 12-hr, weekday 85th percentile speeds), we will review and agree mitigation measures. Subject to the proposed and agreed measures, we will aim to have any such measures implemented within 18-months of receipt of the speed survey analysis and will agree the implementation period with WSCC."

Can you please confirm whether this now meets your requirements and will respond formerly to MSDC.

Kind regards,

Bava

Bava Sathan

Partner

CampbellReith
consulting engineers

15 Bermondsey Square,
London
SE1 3UN

Tel +44 (0)20 7340 1700
Mob +44 7970 894 266

www.campbellreith.com

From: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Sent: 15 July 2025 14:32

To: Bava Sathan <BavaSathan@campbellreith.com>

Subject: RE: DM/25/0911

Bava.

Having discussed with others I would suggest that the average speed is used as that's what we set speed limits upon.

Table 2 in the linked document suggests a maximum of 35.4mph would be suitable for a 30mph limit

<https://westsussex.moderngov.co.uk/documents/s35897/Appendix%20%20Revised%20Speed%20Limit%20Policy.pdf>

Stephen

From: Bava Sathan <BavaSathan@campbellreith.com>

Sent: 14 July 2025 14:01

To: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Subject: RE: DM/25/0911

****EXTERNAL****

Hello Stephen,

I have been passed your email by Joe and thought best to seek your agreement direct on the approach and then share the agreed version with MSDC afterwards.

Would a suitable threshold of anything more than 10% of the intended speed limit, as a recorded weekday, 12 hour, 85th percentile speed, be a suitable threshold at which we investigate mitigation measures?

Kind regards,

Bava

Bava Sathan

Partner

CampbellReith
consulting engineers

15 Bermondsey Square,
London
SE1 3UN

Tel +44 (0)20 7340 1700

Mob +44 7970 894 266

www.campbellreith.com

From: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Sent: 14 July 2025 09:28

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Subject: RE: DM/25/0911

Joe,

Sorry that this got missed.

The info addresses the first half of the condition but not the 2nd (shown below for ease)

I would take the 2nd half to also indicate at what threshold additional mitigation is required rather than just a date for implementation. This then sets a clear level for any additional measures prior to the survey being undertaken.

Stephen

Condition

Prior to the use of the road for public traffic, details of future speed monitoring to ensure that vehicle speeds accord with the implemented speed limit shall be submitted to and approved by the Local Planning Authority. The details shall include details of **when and how the speed surveys shall take place** along with details **of how and when mitigation measures should be implemented** should vehicles be found to be travelling higher than the implemented speed limit.

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: 10 July 2025 12:06

To: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Subject: RE: DM/25/0911

****EXTERNAL****

Hey Stephen,

Sorry to chase, but following on from my email as set out below please can you advise if this is sufficient to discharge the condition.

If not, could you provide some guidance on what exactly you would require.

I look forward to hearing from you.

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



From: Joseph Swift <joseph.swift@midsussex.gov.uk>

Sent: 18 June 2025 15:42

To: Stephen Gee <Stephen.Gee@westsussex.gov.uk>

Subject: RE: DM/25/0911

Afternoon Stephen,

Following on from your email I have gone back to Homes England and have received the attached additional information.

Please can you advise if this is sufficient?

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



From: Stephen Gee <Stephen.Gee@westsussex.gov.uk>
Sent: 13 May 2025 15:57
To: Joseph Swift <joseph.swift@midsussex.gov.uk>
Subject: DM/25/0911

Joe,
Has any other additional information been submitted with this application? All that is hosted online is the application form with the following statement which does not address the condition.
Stephen

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Speed surveys are proposed to be undertaken in accordance with Standards for Highways document "CA 185 - Vehicle speed measurement", within 6-months of the opening of the road to public. The locations of speed measurements will be agreed with WSCC Highways. In the event the speed measurement survey identifies speeds in excess of the speed limit, mitigation measures shall be proposed and agreed with WSCC Highways and shall be implemented within 18-months of receipt of the speed measurement survey results.

Stephen Gee | Principal Planner County Highways (Development Management),
Planning Services, [West Sussex County Council](http://www.westsussex.gov.uk) | Location: Ground Floor,
Northleigh, County Hall, Chichester, PO19 1RH | Internal 23306 | External 0330
222 3306 | E-mail: Stephen.Gee@westsussex.gov.uk

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