

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Stuart Malcolm
FROM:	WSSC – Highways Authority
DATE:	2 January 2026
LOCATION:	Land South Of St Stephens Church Hamsland Horsted Keynes West Sussex
SUBJECT:	DM/25/3205 Discharge of planning condition nos 5, 8, 9, 10, 11 and 27 relating to planning application DM/24/1253.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on discharge of condition attached to approval DM/24/1253 (Variation of conditions 12, 13, and 20 relating to planning reference DM/20/4692 – 30 x dwellings).

Condition 8 – Construction Management Plan (CMP)

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

Section C sets out anticipated weekly vehicle movements by phase. At its peak this appears to be approx. 41 vehicle movements per day though it is presumed two-way movements will be in the order of 82 movements.

The table outlining cumulative vehicle movements requires clarification as this states 14000 at week 80.

Some clarification in general is sought for vehicle two-way movements as even approx. 82/day at peak appears high for the scale of development. *We have deleted the line graph as on reflection it was confusing and misleading. As the pre-construction process has now progressed and we are tendering for contractors, we have reduced the overall daily vehicle movements to better reflect what is estimated.*

- **the method of access and routing of vehicles during construction,**

Arrive from A275 via Danehill Lane/Station Road/Lewes Road/Hamsland and return via same route.

- **the parking of vehicles by site operatives and visitors,**

Shown on site set up plan but not clear how many contractor vehicles will be able to park in this area. CMP states up to 40 persons working on site at any one time. *Site plan has been updated to include indicative car parking numbers (10), plus we have indicated a further parking area that can accommodate a further 20 spaces. Many of the sub-contractors car share and from our experience, 30 parking spaces for an expected number of 40 personnel is sufficient.*

- **the loading and unloading of plant, materials and waste,**

Shown on site set up plan, although swept path tracking not shown, appears to be space on site for turning of HGVs. However, clarification sought for arctics and larger vehicles – will these be able to enter and turn on site? *We will ensure that no articulated vehicle deliveries attend site. This will be made clear to sub-contractors at the tendering stage and pre-start meetings. The document has been amended to clarify this.*

- **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 on site set up plan, surrounding 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),**

Wheel wash will be used and road sweeper where required.

A temporary parking suspension will be applied for during the construction phase opposite the site entrance to allow for delivery vehicles to enter the site.

Applicant should indicate extent of this on plan as well as provide swept path tracking to demonstrate what extent of parking restriction will be required.

Parking suspension application will be submitted before the end of January 2026, and will seek suspension to cover the full 24 month construction period. The tracking drawings showing construction vehicles accessing the site, are appended to the revised CMP.

Please ask applicant for additional information and re-consult.

Katie Kurek
West Sussex County Council – Planning Services