

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:
FROM:	WSSC – Highways Authority
DATE:	5 January 2026
LOCATION:	Borde Garden Ltd Borde Hill Garden Borde Hill Lane Haywards Heath RH16 1XP
SUBJECT:	DM/25/3104 Variation of planning conditions 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14 and 18 relating to planning application DM/24/0433.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Variation of Conditions 3 and 11 of DM/3104/25 – No Objection

Variation of condition 3 (CEMP)

It is proposed to amend the wording of conditions 3 (CEMP) so that their pre-commencement requirements are separated between the South Park and Sugworth Farm areas of the application site. **WSSC are satisfied with this change.**

3. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- 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),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area and to accord with Policies DP21 and DP26 of the Mid Sussex District Plan 2014 - 2031.

Variation of Condition 11 (Cycle Parking Details)

Cycle parking is proposed only within South Park, as shown on the approved plans for the original permission. Sheffield stands were approved adjacent to South Lodge (with details to be secured by condition), and it is therefore also proposed that the requirement for 'covered' cycle storage be removed from the condition. This is considered reasonable as covered facilities are unnecessary given the short-term nature of visits to the park and the absence of any requirement for overnight storage, which could otherwise necessitate the need for covered provision. **WSSCC are satisfied with this change.**

11. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the Mid Sussex District Plan 2014 – 2031

Alison Meeus
West Sussex County Council – Planning Services