

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stuart Malcolm
FROM:	WSCC – Highway Authority
DATE:	27 February 2025
LOCATION:	Naldretts Farm Pookbourne Lane Hassocks BN6 9HD
SUBJECT:	DM/25/0382 Discharge of planning conditions nos 5, 7, 8, 9 and 10 relating to planning condition DM/18/1860.
DATE OF SITE VISIT:	n/a (desktop study undertaken for purposes of responding to this discharge of condition application. Site was visited as part of DM/18/1860)
RECOMMENDATION:	Advice

This is the WSCC Highways response to the above planning application seeking discharge of planning conditions No's 5, 7, 8, 9 and 10 relating to planning condition DM/18/1860.

The conditions read as follows:

Condition 5 - Hard & Soft Landscaping Plan 1263.06 by SPDP

Condition 7 - CEMP by Penfold Verrall Ltd

Condition 8 - CEMP Biodiversity by The Ecology Co-Op

Condition 9 - Biodiversity Enhancement Strategy by The Ecology Co-Op

Condition 10 - WSI by West Sussex Archaeology

Comments below respond solely to highways-related condition 7 (CEMP). The case officer should consult other specialists for responses to all other conditions listed above.

Response.

The submitted CEMP has been prepared By Penfold Verrall Limited, The Haulage Yard, Dial Post, Horsham, West Sussex, RH13 8NY.

Any final plan shall include the following:

- Out of hours contact details and commitment to placing such details in all correspondence with locals and on site hoardings, viewable to the public.
- Provision of a S59 Agreement to provide a before-and-after road condition survey, with commitment from the applicant to repairing any identified faults in/on the public highway attributable to vehicles used during the construction process. Plan showing extent of roads to be surveyed (namely Mill Lane and Northend Lane taken from Cuckfield Road through to the A23 slip) shown on the plan overleaf:



No works shall commence until the 'before' survey has been undertaken in accordance with the S59 Agreement as may be agreed with representatives of the Highway Authority. Following that, no other works shall commence until the site access to Northend Lane and passing bays on Mill Lane have been completed in accordance with detailed drawings forming part of a S278 Agreement as may be approved by the Highway Authority.

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

To enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic, the Applicant should contact the Highway Officer (01243 642105) to commence this process.

Response ends.

Tim Townsend
West Sussex County Council – Planning Services