

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council -FAO: Susan Dubberley
FROM:	WSSC – Highways Authority
DATE:	30 April 2026
LOCATION:	Byanda Brighton Road Hassocks BN6 9LX
SUBJECT:	DM/26/0732 - Discharge of planning conditions 5, 9,14,15,21 and 28 relating to planning approval DM/23/0002.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on discharge of conditions attached to approval DM/23/0002 (60 bed care home and associated works).

Condition 9

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,

Majority of deliveries via rigid lorries, small number of articulated lorries – swept path tracking required for these to show they can enter from Brighton Road, turn on site and exit in a forward gear.

HGVs estimated to be no more than 8-10 vehicles (max 20 two way movement/day). However, no indication of smaller contractor vehicle movements (vans) given and number of articulated vehicle movements not given.

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

Access via Brighton Road, directional signage should be agreed with Area Office as per below informative. Wider routing has not been provided (e.g. avoiding village centre, using main roads) Please provide plan of wider routing to and from site for construction vehicles.

- the parking of vehicles by site operatives and visitors,

Limited parking on site – states all operatives will need to walk or use public transport but then vehicle movements states van/ contractor vehicle movements will be in place – clarification required. Unlikely to be realistic that no workers to travel by vehicle.

Site set up plan required with areas for contractor parking clearly shown.

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

Site set up plan required showing areas for loading/unloading, as well as swept path tracking for turning on site including for articulated vehicles.

- the storage of plant and materials used in construction of the development,

Site set up plan required showing areas.

- 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),

Commitment to wheel washing but indication of location of this required on site set up plan. Advise whether any temporary traffic management works are required – e.g. for articulated vehicles to be able to access from Brighton Road.

- details of public engagement both prior to and during construction works.

Local residents newsletters, letter drop, display of head office contact.

Conclusion

Please ask the applicant to submit a Construction Management Plan (CMP) document which sets out the above information clearly, including swept path tracking and site set up plan.

INFORMATIVE

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service

Katie Kurek

West Sussex County Council – Planning Services