

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	04/07/2025
LOCATION:	Land Adj. To Rocky Lane, Haywards Heath
SUBJECT:	DM/25/1495 The installation of a 22.5 metre lattice mast, mounted with 9No. antennas, 12No. cabinets, 1No. Electrical meter cabinet located within a compound comprised of 2.4 metre high chain-link fence topped with 3 strands of barbed wire and the creation of a new access from Rocky Lane and ancillary development thereto.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the installation of a 22.5m lattice mast with associated antenna, equipment cabinets and compound, with formation of new vehicle access. The site is located on Rocky Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments:

Access and Visibility

A new vehicular access point is proposed on Rocky Lane to serve the site. A plan demonstrating the design of the proposed access point has been submitted as part of the proposals. I would note that visibility splays are shown on this plan, but they do not demonstrate the full extent.

Can the applicant submit a plan demonstrating the full extent of the achievable visibility splays? Rocky Lane is subject to a 40-mph speed restriction in this location, so the LHA would expect minimum visibility splays of 2.4m x 120m to be demonstrated in both directions as per Design Manual for Roads and Bridges (DMRB) CD109 parameters. If splays of 120m are not achievable, a reduced splay length can be provided with supporting seven-day speed survey data.

Road Safety Audit

A Stage 1-2 Road Safety Audit (RSA) has been submitted as part of the access proposals. The submitted RSA has been carried out in accordance with the principles of GG 119. I do note one recommendation within the RSA, which recommends the access gate is set back sufficiently to accommodate the types of vehicles expected to use the access, and that a Construction Method Statement may be required to manage larger vehicles.

Has this recommendation been acknowledged by the designer and incorporated into the plans? A Designers Response should be submitted alongside the RSA in this regard.

Conclusion

Please raise the above points with the applicant and reconsult. Upon receiving the requested information, the LHA can assess the application further.

Kyran Schneider

West Sussex County Council – Planning Services