

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steven King
FROM:	WSCC – Highway Authority
DATE:	13 April 2025
LOCATION:	Land East of Lunce's Hill Fox Hill Haywards Heath West Sussex
SUBJECT:	DM/25/0827 Outline planning application for the erection of up to 130 dwellings, together with the change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access). Additional information and amended plans received 27 February and 18 March 2026
DATE OF SITE VISIT:	24 April 2025
RECOMMENDATION:	Advice

This is the **fifth** West Sussex County Council Highway comments in response to the above planning application seeking outline planning application for the erection of up to 130 dwellings, together with the change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access).

This response should be read alongside previous WSCC Highways responses dated 6 May and 15 October 2025 and 27 January 2026. A third response, dated 18 December 2025, was issued but was solely a holding response containing wording of an email to the traffic consultant.

Previous WSCC Highways response summary taken from **fourth response dated 27 January 2026.**

In its response dated 27 January 2026, WSCC as Highway Authority requested that additional information be provided as set-out below:

1. Updated access plans to show:

- **annotation for the trees to be removed and**
- **vis splay at 1.05 – 2.1 in height and**
- **showing the 115m forward visibility to the proposed new 30mph termination signs.**

Copies of the above should be made available to both ESCC and WSCC, please.

- 2. Road Safety Audit – Requirement for it to be finalised following updating of plans.**
- 3. Travel Plan – To be updated to include clarification of the contingency measures in more details in the event that trip rate reduction targets are not met. Additionally, reference to consideration of a Car Club for the development (or linkages with other Car Clubs that might be nearby) should also be explored within the Travel Plan.**

Latest WSCC response.

In latest correspondence spread across emails from the transport consultants to both WSCC and ESCC Highway Authorities dated 27 February and 18 March 2026, the above outstanding points have been adequately responded to from the highways perspective.

For avoidance of doubt, the latest plans and/or documents are as follows*:

Amended Plan Nos:-

- 1. C0105 revision P02 – visibility**
- 2. C-0102 revision P07 cross sections and forward visibility**

*(*Some minor amendments are required to the proposed zig-zag warning markings adjacent to the new Toucan Crossing – these will need to be picked-up at the detailed design/S38/S278 stage. Likewise, for any 'gateway' features on the public highway at the commencement location of the revised 30mph speed limit).*

Please note that WSCC would require that all access-related works listed in points 1-5 below under 'S106 Agreement' requirements to be constructed and/or be in-place prior to first occupation of the development.

The FINAL Road Safety Audit Decision Log is as follows:

- 1. Lunces' Hill 260227 – Site Access Stage 1 RSA Designers Response Report – FINAL – Rev 'C' with WSCC comments (19 March 2026) and ESCC comments (1 April 2026).**

The FINAL version Travel Plan is as follows:

- 1. 260227 – Land East of Lunces' Hill – Residential Travel Plan – Revision 3 – FINAL.**

Conclusion.

Based upon the latest information referred to, should the LPA be minded to approve the proposal, WSCC as Highway Authority recommends that the following form part of any planning permission:

S106 Agreement (to secure):-

- 1. Site access works, including Toucan Crossing and associated works (including any 'gateway' features proposed and the recommendations found in the FINAL version Road Safety Audits and triggers for implementation).**
- 2. Off-site footway works for Lunces' Hill and trigger for implementation.**
- 3. Additional street lighting for Lunces' Hill (to take-in the new site access and to extend northwards until it meets with existing street lighting installation on**

Luncheon's Hill at, or close to, its junction with Hurstwood Lane) and trigger for implementation.

4. Costs of TRO revision for speed limit amendments (including extension) along Luncheon's Hill, plus costs for implementation of new signage and markings, as necessary.
5. Costs of TRO for new Toucan Crossing.
6. Monitoring report for Vision-led TA, including list of additional mitigation (and triggers for this) should trip rate targets not be achieved at certain points during the plan's life.
7. Bus service contribution (£1430 per dwelling (x 130 dwellings = £185,900) to go towards meeting the public transport needs of the site, and/or providing school bus transport needs of the site) plus trigger for payments.
8. Bus service infrastructure (shelters, stops, real time passenger information etc), plus trigger for implementation.
9. Travel Plan and associated monitoring fee.

And the following highways-related conditions:-

1. Car parking space (details to be approved – for larger sites).

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

2. EVC Parking Spaces.

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority after consultation with the respective Highway Authorities.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies.

3. Cycle parking (for larger sites).

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority after consultation with the respective Highway Authorities.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

4. Access Road.

No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed and surfaced in accordance with plans and details to be submitted to and approved by the Local Planning Authority after consultation with the respective Highway Authorities.

Reason: To secure satisfactory standards of access for the proposed development.

5. Construction Management Plan (all D&Bs apart from Horsham).

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 on-site,
- the loading and unloading of plant, materials and waste on-site,
- the storage of plant and materials used in construction of the development on-site,
- 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.

Informatives.

1. Works within the Highway – Implementation Team.

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place. For works in East Sussex, please contact East Sussex County Council.

2. Provision of Adoptable Highway.

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover any proposed highway works intended to be offered as public highway. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk. Again, for works in East Sussex, please contact East Sussex County Council.

3. Temporary directional signs to housing developments (Major apps only 10 units +).

The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for any temporary directional signs to housing developments that are to be located on the highway. Further details of the WSCC process and how to apply are available here

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>

Again, for works in East Sussex, please contact East Sussex County Council.

Response ends.

**Tim Townsend, Principal Planner, County Highways Team,
West Sussex County Council**