

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Susan Dubberley
FROM:	WSCC – Highways Authority
DATE:	13 th August 2025
LOCATION:	Sussex House Perrymount Road Haywards Heath West Sussex RH16 1DN
SUBJECT:	DM/24/3077 (Use Class E(a)), with access, car and cycle parking, landscaping and associated works. (Amended plans received 4/08/2025 including a 'Copenhagen' crossing along the site entrance, the installation of cricket nets, amendments to the landscaping strategy and updated Retail Impact Assessment.)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the above proposals for highway safety, capacity and access on the proposals outlined above. Currently the site is occupied by a range of uses including a 2,873 sq.m office building with 120 parking spaces, a Budgens Convenience Store with c16 parking spaces and Colourschmer Interiors with 17 parking spaces. The proposals include the development of an Aldi discount food store of 1,940sq.m GIA, with 1,154 sq.m of retail sales area. The LHA undertook pre-application advice with the applicant's transport consultant in October 2024. At this time the overall scope of the development was discussed and this has formed the basis of the Transport Assessment (TA) submitted with this application. Comments in this consultation follow on from the LHA having assessed a further plan facilitating a 'Copenhagen' style crossing supported by a revised Transport Assessment (TA) dated 23rd July 2025.

Comments on New Crossing Arrangement

The LHA would support a Copenhagen Crossing in this location and this could be completed as part of the Section 278 works. It is located in a town centre location with consistent pedestrian foot fall; the speed limit of the road would be in its favour plus overall pedestrian activity using the proposed Aldi. The LHA has assessed a Stage 1 Road Safety Audit (RSA) for the proposed crossing and all points within the RSA have been addressed.

The LHA has held internal correspondence with the Highway Agreements team and in principle they are in agreement that the crossing could be implemented in this location. In terms of design our preference would therefore be for blockwork so it differentiates the crossing from the existing footway with the raised features and the tactile paving included as per the submitted drawing number 0120 and 24036-010 Rev G.

Whilst this is an area for detailed design, one area of consideration is the type of blocks used. Blocks can work on sites with raised tables and high HGV traffic, but the particular type of blocks will need to be carefully selected; they need to have adequate strength and reinforcement. A well-prepared subgrade is crucial to ensure the blocks remain stable and level. In other sites we have witnessed failures of underlying layers, resulting in rutting in multiple areas, so careful preparation of the underlying layers will be key. Whatever blocks are used, they may require frequent maintenance so this should be taken into account. MSDC's urban designer may wish to comment on this also.

Comments from Public Transport Officer

Display of bus information outside the store is not mentioned. (Inside is mentioned.) Could a commitment include a display panel for bus information outside the store? This display will be filled by the bus operator Metrobus with information for all bus operators. It could be standalone / separate from the building, maybe near the bus stop. Currently bus display panel standard size for West Sussex is Double Royal (DR). (If 2 DR sized are provided, the town council may be interested in community display and town maps in the 2nd display panel.)

Conclusion

In conclusion no changes to the LHA's advice from January 2025. The access condition should be updated to reflect the changes in drawing number 24036-010 Rev G.

Jamie Brown
West Sussex County Council – Planning Services