

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steven King
FROM:	WSCC – Highways Authority
DATE:	1 May 2026
LOCATION:	Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex
SUBJECT:	DM/26/0577 Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. (Additional drainage information received 30/03/26 and transport information received 24/04/26).
RECOMMENDATION:	No Objection

The following documents and plans have been reviewed by WSCC Highways in the preparation of these comments,

- Hurst Farm, Crawley Down: Response to WSCC Comments, reference MS/PL/ITS210013-008A
- Proposed Access Arrangement onto Turners Hill Road, drawing number ITS20013-GA-001 revision C.
- Proposed Footway Extension on Wychwood Place, drawing number ITB9155-GA-104.
- Off-Site Improvements on Turners Hill Road, drawing number ITS210013-GA-004.
- Proposed Shared Pedestrian/Cycleway and Emergency Access, drawing number ITS210013-GA-002 revision A.

WSCC Highways have previously issued comments dated 20th March 2026 for this proposal. No in-principle concerns were raised but several minor amendments were requested. The requested amendments were,

Enlarging kerb radii at proposed junction – WSCC requested that consideration be given to the increase of the kerb radii from 6 metres to 7.5 metres. This was requested in light of traffic flows on the B2028 and to ease the exiting movement of vehicles.

Stage One Road Safety Audit – WSCC requested an editable version of the RSA design log to be provided to enable WSCC to include comments. This has been provided and WSCC has included comments. A completed version of the design log is included within the Applicant's formal response.

Works within Wychwood Place – A scheme of minor footway works were requested within Wychwood Place. These works previously formed part of the approved planning consent (DM/25/0016). The works comprise a short length of footway along with a dropped crossing. These works are shown drawing ITB9155-GA-104. These works should be secured by condition.

WSCC Highways consider all previously raised points to have been addressed. On this basis, no highway objection would be raised.

If minded to approve this application, the following conditions and s106 obligations are recommended.

Although details are provided showing various bus stop improvements, these are treated as indicative given there is uncertainty as to who may adopt the proposed shelters and also whether trief kerbs would be required.

Conditions

Vehicular Access

No dwelling or any part of the care home shall be first occupied until the vehicular access has been constructed in accordance with the details shown on drawing titled 'Proposed Access Arrangement onto Turners Hill Road' and numbered ITS20013-GA-001 revision C.

Reason – To ensure safe and suitable vehicular access is provided.

Footway Extension on Wychwood Place

No dwelling or any part of the care home shall be first occupied until the footway extension works on Wychwood Place have been constructed in accordance with the details shown on drawing titled 'Proposed Footway Extension on Wychwood Place' and numbered ITB9155-GA-104.

Reason – To ensure the provision of safe and suitable access for pedestrians.

Foot and Cycle Way, and Emergency Access

No dwelling or any part of the care home shall be first occupied until works shown on the drawing titled 'Proposed Shared Pedestrian/Cycleway and Emergency Access' and numbered ITS210013-GA-002 revision A have been constructed.

Reason – To ensure the provision of safe and suitable access for pedestrians and cyclists.

Bus Stop Improvements

No dwelling or any part of the care home shall be first occupied until a scheme of bus stop improvements have been undertaken in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason – To ensure the provision of improved passenger transport waiting facilities.

S106 Obligations

No dwelling shall be first occupied until a travel plan has been submitted to and approved in writing by WSCC Highways. The travel plan shall be based upon the framework travel plan reference MS/SG/ITS2100131-003B, dated 24th February 2026.

To pay to WSCC Highways the Travel Plan monitoring fee of £4,110 upon first occupation of any dwelling.

Funding of a Car Club vehicle and provision of a suitably marked parking space in an agreed location as may be agreed by WSCC Highways.

To fund the enhanced frequency of the 272 Metrobus service on evenings and weekends for a period of 2.5 years.

Noting, that the final two items above will require agreement with a 3rd party to deliver; WSCC Highways cannot accept financial payments towards these.

Ian Gledhill

West Sussex County Council – Planning Services