

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Rachel Richardson
FROM:	WSCC – Highways Authority
DATE:	12 June 2025
LOCATION:	Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16 1DB
SUBJECT:	DM/25/1107 Discharge of planning conditions 3, 4, 5, 6, 7, 8, 9, 10,11, 12, 16, 17, and 18 relating to planning reference DM/23/3230. RECONS as requested via email by Katie Kurek for a 14 days RECONS
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on discharge of condition 5 (construction management plan).

In comments dated 9 May 2025 the LHA asked for further information following request from Area Office asking for clarifications, primarily on how the pit lane would operate:

After the Area Office raised comment that Drawing 2024-6806-002 does not appear to be in accordance with Safety at Street works and Roadworks – a code of practice (coned taper), the applicant clarified that *the construction management approach shown on pages 41/42 of the CoP is not applicable for a pit lane arrangement as there are no works occurring within the highway. Construction vehicles need to access and egress end-on throughout the day.*

A more accurate comparison can be found on page 85 of the CoP, which covers situations where a vehicle is stopped on the highway. It is worth noting that the CoP does not provide specific guidance on pit lane traffic management. The arrangement shown is a common and practical setup for pit lanes,

Para. 2.2.4 refers to instances where pedestrian movement is restricted due to deliveries, those deliveries will be halted to allow pedestrians to pass safely.

The applicant has also clarified that *delivery vehicles will only be present in the pit lane during their scheduled unloading time. The pit lane measures 14.0m in length and is designed to accommodate a single 12.0m rigid vehicle for loading/unloading. Vehicles will not be permitted to wait in the lane outside of their delivery window or for any other purposes. We will liaise with MSDC regarding the use of the double yellow lines.*

Plant storage will vary depending on the phase of works, but will be located to the rear of the building. Material storage will take place inside the building itself, as noted on the overview drawing.

The Area Office and LHA are satisfied with the responses and updated construction management plan. Details pertaining to the condition can be discharged. I have included informative for the applicant to start process of gaining licences required during construction

INFORMATIVE

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include; Road Space Application - for provision of the pit lane facility, Scaffold License - to place scaffold on the public highway, Mobile Crane - for crane over sail of the public highway.

Katie Kurek
West Sussex County Council – Planning Services