

# WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council - FAO: Rachel Richardson
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	30 October 2025
<b>LOCATION:</b>	Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex RH10 4PA
<b>SUBJECT:</b>	<p>DM/25/1467</p> <p>Demolition of existing buildings and the development of 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents.</p> <p>Amended transport plans, technical note and travel plan received on 15.08.2025.</p> <p>More information received on 14th October 2025. Amended drawings received on 16.10.2025.</p>
<b>DATE OF SITE VISIT:</b>	19 June 2025
<b>RECOMMENDATION:</b>	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 40 x dwellings and associated works on land at Old Vicarage Field. In comments dated 15 September 2025 the LHA requested further information on several matters to which a Technical Note (TN) and updated Travel Plan (TP) have been provided.

## **Travel Plan (TP)**

Para. 7.42 has been updated to refer to 'local car share' in respect to what the sustainable travel voucher per household could be used towards. The TP and monitoring fee should be secured via s106 agreement with monitoring fee of £1695. The Travel Plan auditing fees reflect the amount of local authority officer time required to evaluate the initial plan, assess the monitoring data and participate in on-going review and agreement to any amended plans in the future, including post planning once the development is built out and occupied. The costs have been benchmarked against fees charged by other Local Authorities and are considered to proportionate and reflective of the costs incurred.

## **Swept Path Tracking**

The TN clarifies that the existing Fire Station access will be enhanced by providing localised widening of footway outside Fire Station and tactile paving across the existing bellmouth. Swept path tracking shows all anticipated vehicles can still manoeuvre the access point. The footway widening and tactile paving should be provided by the developer as part of the wider off-site access works via s278 agreement. LHA advise the Local Planning Authority (LPA) secure this via s106 agreement but a suitably worded condition is also included below if the LPA prefer this mechanism of securement.

## **Internal Layout**

The TN further clarifies that Lion Lane Car Park is for residents of Lions Lane and thus no reason to provide a through pedestrian route here (and to protect privacy of plots 27 & 28).

The TN clarifies that the path rear of properties 28-35 will not provide rear access to rear gardens and thus no wheelie bins will obstruct. The footway will have width of 2m which is appropriate for anticipated users. It is also noted that if pedestrians did want to link from Lions Lane car park/ PROW TUH/68W/1 to within the site and through to Church Road, they could do using this path, where it routes out to shared surface in proximity to plots 39-40. The applicant is also open to providing lighting for this path and LHA consider that the LPA could secure this via condition if they consider appropriate.

Enhancements to the vehicle access to Lions Lane car park will in effect improve the surfacing of the PROW. It is understood this is to be delivered through existing land ownership.

### **Car Parking**

The applicant was asked to consider providing additional access aisle space within visitor parking spaces. None are provided in the Lions Lane residents car park and the applicant states this is based off of resident requirements. One accessible space has been provided in the village car park and it is stated that visitor spaces on looped estate road benefit from surrounding grass verges where additional access aisle hatching and lining for 4 x spaces could be provided if required. The LHA are in agreement with this. The LPA may wish to seek this further information before determining the application or could secure these modifications via a suitably worded car parking condition.

### **Planning Obligations**

The TN notes that discussions are ongoing with the LPA re. s106 contributions to village enhancement schemes (e.g. contribution to roundabout at Paddockhurst/ Church Road junction). It would be useful to understand the LPA requirement in the context of the Turners Hill Neighbourhood Plan policy THP2 in this regard.

### **Other Matters**

The applicant has clarified that the road markings outside the Fire Station are to remain as existing (yellow box outside fire appliance access and Keep Clear markings outside the rear car park access). Plans have been updated to reflect this.

### **CONCLUSION**

The LPA may wish to see the amended plans in terms of accessible visitor car parking bays and clarify their approach to s106 contributions toward village enhancement scheme prior to the application being determined. Nevertheless, the LHA does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following condition(s) and informative note(s) would be advised:

#### **S106 –**

- Travel Plan Statement and monitoring fee - £1695
- Traffic Regulation Order for double yellow lines and Keep Clear markings at site access and on Church Road - £10,205
- Vehicular access and linking footway, footway widening outside Fire Station and tactile paving at existing Fire Station access (if not secured by condition).

#### **Conditions-**

##### **Access and Off-site highways works (if not secured via s106)**

No part of the development shall be first occupied until such time as the vehicular access, linking footway, footway widening outside Fire Station and tactile paving at existing Fire Station access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Site Access Arrangement (PL101 Rev. B) and Potential Pedestrian Improvements B2110 Church Road (SK01 Rev A).

Reason: In the interests of road safety.

##### **Visibility (details approved)**

No part of the development shall be first occupied until visibility splays of 2.4 metres by 59 metres have been provided at the proposed site vehicular access onto Church Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

##### **Cycle parking (details required)**

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

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

**Car parking space (details required)**

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

**Construction Management Plan (details required)**

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,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- 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**

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed double yellow lines and keep clear markings on Church Road. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.

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 Highways Agreements 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.

**Katie Kurek**  
**West Sussex County Council – Planning Services**