

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stuart Malcolm
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	22 May 2026
LOCATION:	L V S Hassocks London Road Hassocks BN6 9HT
SUBJECT:	DM/26/0238 Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works. (Additional highways information received 31/3).
DATE OF SITE VISIT:	9/2/2026
RECOMMENDATION:	More Information

In order to address the comments of the initial WSCC Highways formal response, a Transport Assessment Addendum and revised framework residential travel plan have been submitted.

Cycle access/provision

The site access has been updated to provide a Copenhagen style crossing to provide pedestrian and cycle priority across the access in line with guidance within LTN 1/20. The crossing will enable cyclists to access the spine road of the development and is supported.

The text also indicates the proposed shared use facility has also been updated at the Boatshop 24 access to provide cycle priority however this is not shown on a plan, The location of the crossing should have regard to the planning application ref DM/23/2039 and DM/25/1208 for the development of a new Porche centre.

As no drawing of the cycle provision has been provided it is not apparent if the start and finish of the route has been considered further.

The stage 1 Road Safety Audit should be updated to reflect the changes.

Local bus services

The Addendum documents note that phased enhancement of the 273 are being progressed and financial contributions will be required to deliver this. The phasing of service improvements and overall contributions should be provided to support the application (and wider allocation).

Spine Road

The spine road now includes the continuation of the 3m bridleway adjacent to the spine road and give way markings and tactile paving and is such acceptable. Further changes to the spine road would be detailed within future reserve matters applications.

Junction Modelling

Comparisons have been provided with DPSC5 Coombe Farm to junctions on the WSCC network. The junctions are shown to be within capacity in both the 2031 scenarios presented within this application and the 2039 scenarios of DPSC5.

Residential Travel Plan

The travel plan has been updated but only includes provision of a £50 voucher.

The TP should include the provision of vouchers worth at least £150 per dwelling that can be exchanged for one of the following:

- a. a season ticket for the local bus service
- b. a rail season ticket or network card
- c. a contribution towards the purchase of a new bicycle and/or equipment
- d. Bikeability training up to 4 members of the household (further details and course costs are available at www.westsussex.gov.uk/roadsafety)
- e. 12 months free membership to any local Car Club (including joining fee)

Trip Monitoring Strategy

The TAA identifies the travel plan and Transport Infrastructure Management Group as methods to monitor the impacts of the development. The approach is not supported as there are not fixed interventions or financial contributions that can be secured within any S106 agreement for the site.

Contributions

In addition to the comments provided previously on the delivery of infrastructure to support the site and wider allocation, it is understood that MSDC are testing a number of additional sites for inclusion within the local plan, including a number in Sayers Common, this has the potential to impact the necessary mitigation to support the allocation and any proportional delivery of work or contributions.

Conclusion

Additional information is requested as set out above,

Stephen Gee

West Sussex County Council – Planning Services