

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steve King
FROM:	WSSC – Highways Authority
DATE:	13 May 2025
LOCATION:	Land West Of Turners Hill Road And South Of Huntsland Turners Hill Road Crawley Down West Sussex
SUBJECT:	DM/25/0015 Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex.
RECOMMENDATION:	No Objection

Comments are made in respects of,

- WSSC Response Note, reference DC/LJ/ITB9155-077, dated 14th April 2025
- Framework Travel Plan, reference MS/SG/ITB9155-055F, dated 11th April 2025

It's recognised that these comments refer to several submissions of information from the Applicant. As such, some information within the earlier submissions will be superseded by that in the later submission.

WSSC Highways have commented a number of times on this proposal. The only outstanding points relate to the proposed signalised crossing south of Vicarage Road, alterations to the existing pedestrian crossing on the B2028 south of Huntsland, the framework travel plan, as well as those obligations to cover off-site highway works associated with this proposal.

These comments relate only to those parcels of development covered by way of DM/25/0014 and 0015.

Proposed Toucan Crossing on B2028 south of Vicarage Road – The crossing arrangement has been the subject of a detailed review by the WSSC Traffic Signals team. Their comments dated 14th April 2025 are noted as included on

the planning file. Following further discussions between WSCC and the Applicant, WSCC Highways are satisfied that a controlled crossing arrangement can be provided.

Proposed upgrade of Puffin Crossing to Toucan, B2028 south of Huntsland – The Applicant has previously indicated a willingness to upgrade this crossing to accommodate cyclists as well as pedestrians. Following a further review by WSCC Highways, the benefit of upgrading the crossing has been discussed with the Applicant. Given the potentially extensive work associated with accommodating cyclists both as part of this crossing and on the approaches to it, not to mention the proposed Toucan crossing located a short distance to the south as well as the Worth Way that can be reached via internal connections between the central (field 5) parcel and southern (fields 4 and 6), it is intended to leave the existing crossing at Huntsland as is. Cyclists are not considered to be significantly disadvantaged through these changes given the proposed and existing infrastructure mentioned to the south.

A scheme of works is retained in association with this crossing. This involves the widening of the existing footway on the east side of the B2028 to a minimum of 1.8 metres from the existing crossing southwards to Sunny Avenue.

Framework Travel Plan – WSCC Highways have previously requested that the framework travel plan (FTP) is updated to remove reference to monitoring via questionnaire surveys (these generally have poor levels of return and as such greater reliance should be placed upon other means of monitoring) and identify the need for remedial actions/additional measures if targets are not met. The FTP has been updated and is considered acceptable. A full travel plan based upon the FTP should be secured via obligation in the s106 agreement.

In conclusion, based on the information presented and viewed against paragraphs 115 and 116 of the National Planning Policy Framework, WSCC Highways are satisfied that this proposal would not result in any severe or otherwise unacceptable highway safety impacts. As such, no objection would be raised.

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

Conditions

Access – field 4 and 6

No dwelling proposed within fields 4 and 6 as indicated on the approved master plan shall be first occupied until the site access serving the dwellings onto the B2028 and signalised crossing and associated works has been constructed in accordance with the details shown on drawing titled 'Proposed Southern Site Access Priority Junction' and numbered ITB9155-GA-069 Revision B.

Reason – To ensure safe and suitable access is provided for the proposed dwellings.

Access – field 5

No dwelling proposed within field 5 as indicated on the approved master plan shall be first occupied until the site access serving the dwellings onto the B2028 has been constructed in accordance with the details shown on drawing titled

'Proposed Central Site Access Priority Junction' and numbered ITB9155-GA-038 Revision J.

Reason – To ensure safe and suitable access is provided for the proposed dwellings.

Construction Management Plan

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.

Footway Widening

No dwelling shall be first occupied until a scheme of footway widening works have been undertaken on the eastern side of the B2028 from the existing signalised crossing south of Huntsland to Sunny Avenue in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The widening works shall seek to secure a footway 2 metres in width.

Reason – In the interests of highway safety.

Highway Improvements

No dwelling shall be first occupied until the highway improvements comprising of the provision of tactile paving and dropped kerbs at five locations along Vicarage Road, and the provision of bus stop and crossing improvements to existing stops on the B2028 south of Grange Road as shown on drawing ITB9155-GA-102A.

Reason – In the interests of highway safety.

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/ITB9155-056F, dated 11th April 2025.

To pay to WSCC Highways the Travel Plan monitoring fee £3,950 + VAT upon first occupation of any dwelling.

Provision of a Car Club vehicle and 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.

Informatives

Works within the Highway – Implementation Team

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 Implementation 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.

Ian Gledhill

West Sussex County Council – Planning Services