

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	Highways, WSCC
DATE:	18/05/2026
LOCATION:	Woodside Grange, Woodsland Road, Hassocks, BN6 8EX
SUBJECT:	DM/26/1050 Discharge of planning conditions nos 3, 5, 6, 7, 8, 9, 11, 14, 15, 18, 20, 21 and 22 relating to planning application DM/23/2687.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice / More Information

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed discharge of planning conditions 3, 5, 6, 7, 8, 9, 11, 14, 15, 18, 20, 21 and 22 relating to planning application DM/23/2687. For context, the LHA was a consultee for application DM/23/2687, raising no highway safety or capacity concerns.

Condition 3 – Passing Places

"The dwellings hereby approved shall not be commenced until the passing places shown on Passing Places Layout Plan, plan reference WHA-DR-C-SK1100 SOP1 have been provided to the satisfaction of the Local Planning Authority."

Photographic evidence of three completed passing places have been submitted. I note that the LHA has previously assessed and approved these passing places as part of a previous application at this site. As such, the LHA are satisfied with the details provided in regards to Condition 3.

Condition 5 – Cycle Parking

"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 to be submitted to and approved by the Local Planning Authority."

The applicant has submitted a site plan (PL K1177/06) demonstrating the proposed cycle stores within each of the proposed car barns. The LHA are satisfied with the details provided in regards to Condition 5.

Condition 6 – EV Charging

"No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority."

Details of EV charging have been submitted, serving the proposed cars barns. The LHA are satisfied with the details provided in regards to Condition 6.

Condition 7 – Materials and Finishes

No highways comments.

Condition 8 – Contamination

No highways comments.

Condition 9 – Remediation

No highways comments.

Condition 11 – Foul and Surface Water Drainage/Disposal

No highways comments.

Condition 14 – Noise

No highways comments.

Condition 15 – Archaeology

No highways comments.

Condition 18 – Hard and Soft Landscaping

No highways comments.

Condition 20 – Biodiversity Enhancement

No highways comments.

Condition 21 – Lighting

No highways comments.

Condition 22 – Construction Management Plan

"No development shall take place, including any ground work and earth removal from the site, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the construction period.

The Construction Management Plan shall provide and give details for:

- A timetable for the commencement, construction, occupation and completion of the development.*
- The anticipated number, frequency and types of vehicles used during construction.*
- The method of access and routing of vehicles during construction and directional signage for the purposes of such*
- The siting and layout of site compounds and welfare facilities for construction workers.*
- The provision of parking of vehicles by site operatives and visitors.*
- The provision for the loading and unloading of plant, materials and removal of waste.*
- The provision for the storage of plant and materials used in construction of the development.*
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway.*
- A scheme to protect existing neighbouring properties from dust and noise emissions*
- A noise management plan, to include consideration of vibration from construction work including the compacting of ground.*
- Measures to deal with surface water run-off from the site during construction.*
- Contact details of site operations manager, contracts manager, and any other relevant personnel."*

The applicant has submitted a Construction Management Plan prepared by Neil Pike Architects. Whilst the details contained within are accepted in principle, for the avoidance

of doubt, the LHA would request that an accompanying site set-up plan be provided, to demonstrate access, site layout, parking, unloading/loading areas, storage areas and wheel washing facilities.

Kyran Schneider
West Sussex County Council – Planning Services