

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 06 June 2025 09:39:31 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Francesca Winslow" <francesca@prhomesdirect.com>
Subject: Re: Ref Application DM/25/1107 - condition 5 (CEMP). Central Education Ltd, Barclay Court, Market Place, Haywards Heath.
Attachments: 2025-06-05 CEMP01 6806.pdf

Hi Rachel

Updated CMP attached.

Kind regards

Nicholas Edmonston

CKA Architectural
www.ckaa.co.uk
nicholas@ckaa.co.uk
01323 729516

On 4 Jun 2025, at 12:54, Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk> wrote:

Hi Nicholas/Francesca,

Please see below.

Please can you update the CMP as requested and re submit and I will then re consult.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Katie Kurek <katie.kurek@westsussex.gov.uk>

Sent: 04 June 2025 12:20

To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Sam O'Halloran <sam.ohalloran@brightplan.uk>

Subject: RE: Ref Application DM/25/1107 - condition 5 (CEMP). Central Education Ltd, Barclay Court, Market Place, Haywards Heath.

Hi Rachel & Sam

I have had a response back from the Area Office that state they are satisfied with the below so will await the CMP to be updated and formal re-consultation

<image001.jpg>

Katie Kurek (she/her) | BA (Hons) MCIHT

Senior Transport Planner

County Highways - Planning Services - Highways Transport & Planning

West Sussex County Council

Location: Ground Floor, Northleigh Building, Chichester, PO19 1RH

Email: katie.kurek@westsussex.gov.uk

Telephone: 0330 2225730

Please note I do not work on Wednesday and work limited hours on Thursdays and so there may be a wait for a response in these times.

From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Sent: 19 May 2025 10:08

To: Katie Kurek <katie.kurek@westsussex.gov.uk>

Subject: Ref Application DM/25/1107 - condition 5 (CEMP). Central Education Ltd, Barclay Court, Market Place, Haywards Heath.

EXTERNAL

Hi Katie,

Please see email below in connection with the above and in response to your comments dated 9th May 2025.

I look forward to hearing from you in this regard.

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 19 May 2025 09:23
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>;
'prhomedirectltd@gmail.com' <prhomedirectltd@gmail.com>
Subject: Fw: Barclay Court, Haywards Heath - 6806

Hi Rachel,

Please see Bright Plans response below regarding the construction management plan.

Thank you.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933
Website: newhomessussex.com

From: Sam O'Halloran <sam.ohalloran@brightplan.uk>
Sent: Friday, May 16, 2025 5:43 pm
To: Katie Kurek <katie.kurek@westsussex.gov.uk>
Subject: Barclay Court, Haywards Heath - 6806

Good afternoon Katie,

Thank you for your response regarding Condition 5 for Barkley Court, Haywards Heath.

I just wanted to follow up to confirm a few points relating to the proposals you queried:

1. "Drawing 2024-6806-002 does not appear to be in accordance with Safety at Street Works and Road Works – A Code of Practice. There is no coned taper on the drawing as shown on pages 41/42 of the CoP."

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, and we have implemented this arrangement across hundreds of sites in London and south east England.

2. A taper also cannot be provided, as it would obstruct vehicle access and interfere with access to Hawthorne House, which must be maintained throughout the development.
2. "We need to understand how long they propose holding pedestrians at the pit lane whilst deliveries are being made. We don't want pedestrians taking it upon themselves to walk into the road around the pit lane, especially given the reduced carriageway width at the southern end. Perhaps works should stop to accommodate pedestrians rather than the other way round."

We have liaised with the contractor on this matter. In instances where pedestrian movement is restricted due to deliveries, those deliveries will be halted to allow pedestrians to pass safely (please note pedestrian flow is very light in the middle of the gyratory). It's also worth noting that formal pedestrian crossings are available both to the north and south of the proposed footway closure, which can potentially be used as alternative routes during such instances.

3. "We should advise that they liaise with MSDC regarding the parking of delivery vehicles on the existing DYLS. It sounds like multiple vehicles can fit into the pit lane, and some may not be classed as 'loading/unloading' if they are simply parked."

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.

4. "It is presumed that plant/material storage areas would depend on the phase of development, though it would be useful to indicate this on the plan."

Correct. 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.

Please let me know if you are happy with our above responses and will intergrate this in to our report for formal re-submission.

Kind regards,

Sam O'Halloran
Consultant

<image003.png> 0333 3583270
>
<image002.png> <image004.png> sam.ohalloran@brightplan.uk
>
<image005.png> www.bpcivils.co.uk
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