

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Andy Watt
FROM:	WSSC – Highways Authority
DATE:	19 May 2025
LOCATION:	Site Of 60 Keymer Road Hassocks West Sussex BN6 8AR
SUBJECT:	DM/25/0484 Mixed use redevelopment of the site comprising of ground floor commercial/community use and 26 No. new residential units on upper floors alongside associated parking and public realm improvements. More information received.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 26 x residential units with commercial use on ground floor. In comments dated 22/04/25 the LHA requested further information on several matters:

- **Consider improvements to side road crossings along route to Train Station (dropped kerb/tactile).**

Whilst the applicant states they are accepting of contributions towards infrastructure – LHA require that improvements proposed are identified, designed and provided by the applicant as part of the wider s278/minor works licence works (reinstatement of footway at closed crossovers and reduce width of site access crossover). For example – Parklands Rd (tactile), Downs View Rd (dropped kerb and tactile). Please provide plan showing these improvements and commitment to include these within

- **WSSC Area Office and Realtime teams to provide comments on public realm proposals and whether Realtime required at nearby bus stops (comments to follow).**

It would appear that the additional public realm space is within privately maintained land and thus should be managed by the applicant. Realtime team have confirmed that RTPi displays are not justified in this location.

- **Consideration to providing TPS.**

Will a Travel Plan Statement be provided?

- **Proposed trees may impact vehicular visibility splays – please address.**

Applicant has confirmed tree is existing – from closer inspection the splays are not impacted by position of existing trees. Splays can be provided entirely within publicly maintained highway land.

- **Demonstration of pedestrian visibility splays for cars exiting covered parking area to adjacent footway.**

Demonstrated – due to location of short stay bicycle parking and screening, a clear envelope either side of a car exiting has been demonstrated.

- **Noted that an area of tactile paving proposed is to be confirmed (at corner of Dale Avenue) please clarify.**

Confirmed that tactile is already in situ.

- **Swept path tracking for cars passing within the narrowed access point.**

Provided – this is achievable within the access. Internally space appears restrictive for two-way manoeuvre however the vehicle speeds and likelihood of conflicting movement is considered low and not cause for highway safety concern.

- **Additional marking/ hatching for accessible parking spaces – in accordance with DfT Inclusive Mobility.**

Additional access aisle (side and rear) is demonstrated – presumed that bays themselves will be signed for this use also.

- **Consideration of additional residential cycle parking:**

An additional space provided and acknowledged there are 4 x short stay spaces for visitors. Final detail can be secured via condition.

CONCLUSION

Please ask applicant for additional information:

- Parklands Rd (tactile), Downs View Rd (dropped kerb and tactile). Please provide plan showing these improvements and commitment to include these within off-site highway works
- Will a Travel Plan Statement be provided?

Katie Kurek
West Sussex County Council – Planning Services