

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	Highways, WSCC
DATE:	29/05/2026
LOCATION:	Former Catholic Church Of St Stephen, Hamsland, Horsted Keynes
SUBJECT:	DM/26/1080 Demolition of former St Stephens Church, replacement residential development of 3 no. 3 bedroom houses, parking, landscaping and access.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

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

Summary

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of former church and erection of three three-bedroom residential dwellings with associated works. Following a review of the submitted application documents, the LHA raise no highway safety or capacity concerns.

Access and Visibility

The site is located on Hamsland, an unclassified road subject to a speed restriction of 30 mph. Two new vehicle access points are proposed on Hamsland to serve this development. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed points of access. The proposed access works (including closing the existing access if required) would be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

Capacity

Considering the former use as a church, the LHA does not anticipate that the proposed development for three residential dwellings would give rise to a material intensification of movements on the local highway network.

Parking and Turning

Six off-street car parking spaces are proposed for this development, providing two car parking spaces for each dwelling. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require seven car parking spaces. As such, any overspill parking would have to be accommodated on-street. The LHA does not anticipate that the shortfall of one car parking space would give rise to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

On-site turning does not appear achievable, so cars may have to reverse out of the site. However, the LHA does not anticipate that this would give rise to a highway safety concern, owing to sufficient visibility either side of the proposed accesses, as well as good forward visibility along Hamsland.

Sustainability

The site is located in Horsted Keynes, which offers only limited services and amenities within walking/cycle distance of the site. However, regular bus services can be caught from Station Road, which provide connections to larger urban areas. Cycling is a viable option within the village, and provision for secure cycle parking is proposed.

Conclusion

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

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