

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Susan Dubberley
FROM:	Highways, WSCC
DATE:	23/04/2025
LOCATION:	14 Hassocks Road, Hurstpierpoint, BN6 9QW
SUBJECT:	DM/25/0868 Single storey rear infill extension, partial replacement of existing windows, 2no windows and creation of front driveway.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the erection of a single-storey rear infill extension, alterations to windows and creation of a front driveway. The site is located on Hassocks Road, a B-classified road subject to a speed restriction of 30 mph in this location.

A new vehicular access is proposed on Hassocks Road to facilitate access to a new front driveway. However, the applicant has not demonstrated vehicular visibility for the proposed access point. As Hassocks Road is subject to a speed restriction of 30 mph, the applicant should demonstrate visibility splays of 2.4m x 43m in accordance with Manual for Streets (MfS) parameters.

The applicant is requested to demonstrate visibility for the proposed access point, taken from 2.4m back (*y distance*) from the proposed access point, and splays of 43m (*x distance*) drawn in both directions to the nearside edge of the carriageway. Visibility splays must only be drawn within land in control of the applicant and/or publicly maintained highway. Splays that pass through third-party land will not be considered suitable.

Please raise this with the applicant and reconsult. Upon receiving this information, the LHA will assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services