

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Tracie Axford
FROM:	Highways, WSCC
DATE:	12/01/2026
LOCATION:	113 Keymer Road, Hassocks, BN6 8QL
SUBJECT:	DM/25/3239 Removal of front wall and creation of parking area to front of house and with dropped kerb
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice / 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 removal of front wall and installation of a dropped kerb providing one off-street car parking space. The site is located on Keymer Road, a B-classified road subject to a speed restriction of 30 mph.

The proposed access works will be subject to a licence obtained from WSCC and constructed to a specification agreed with a WSCC Highway Area Engineer. I note that a minimum depth of 4.8m of hardstanding would be required for a licence to be granted for the works as per WSCC policy. Having measured the plans, the site frontage does not appear to meet this requirement. For a licence to be granted, the applicant would need to demonstrate to a WSCC engineer that the depth of the site frontage is at least 4.8m.

I do also note that there is an existing streetlight situated close to the proposed access point, and the applicant will need to ensure the proposed access point is located at least 1m away from the streetlight to be considered by WSCC. If it is within 1m, the streetlight would need to be relocated and any relocation costs for this would need to be covered by the applicant.

I would advise the applicant to ensure their proposed access arrangements comply with WSCC Area Office policy, which can be found at the following link:
https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Kyran Schneider
West Sussex County Council – Planning Services