

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	21/04/2026
LOCATION:	The Paddock, London Road, Hassocks, BN6 9NA
SUBJECT:	DM/26/0649 Redevelopment of existing house to provide for 3 detached chalet height dwellings.
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 and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed redevelopment of existing house to provide three detached chalet height dwellings. The site is located on London Road, an A-classified road subject to a speed restriction of 40 mph in this location.

The LHA was previously consulted regarding highway matters for this site for application DM/21/2148 (*Subdivision and remodelling of existing dwelling, and construction of a new dwelling*), of which no highway safety or capacity concerns were raised. The LPA permitted the application.

Content

The existing vehicle access point on London Road is to be utilised for this development, and no alterations are proposed to this existing access arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on London Road. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of the existing access point.

Regarding parking, each of the proposed dwellings will be provided with three off-street car parking spaces, and this would be in accordance with WSCC Parking Standards for dwellings of this size and location. From inspection of the plans, the proposed parking spaces appear suitably laid out and on-site turning appears achievable.

The site is situated in location the LHA considers sustainable, being within walking/cycle distance of local services, amenities and public transport connections in Hassocks. Cycling is a viable option in the local area, and provision for the secure storage of bicycles has also been demonstrated.

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 should be applied:

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.

Kyran Schneider

West Sussex County Council – Planning Services