

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	Highways, WSCC
DATE:	03/03/2025
LOCATION:	Twinham, 34 Hurst Road, Hassocks, BN6 9NL
SUBJECT:	DM/25/0310 Proposed erection of 1 No. single storey, self-build dwelling house, with new access and parking on garden land to the east side of Twinham.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

Summary and Context

This application seeks the erection of one single-storey self-build dwelling, with new access and parking. The site is located on Hurst Road, a B-classified road subject to a speed restriction of 30 mph in this location. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

A new vehicular access point is proposed on Hurst Road to serve this site. The proposed access works will be subject to a licence obtained through the local WSCC Highway Area Office, and constructed to a specification agreed with the local WSCC Highway Area Engineer.

Visibility has not been demonstrated for the proposed access point. However, upon inspection of WSCC mapping, visibility splays in excess of 43m appear achievable in both directions solely within the maintained highway boundary, as per Manual For Streets (MfS) parameters for a 30 mph speed restriction. As such, no concerns would be raised in this regard.

Parking and Turning

Two off-street car parking spaces are proposed, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit in a forward gear.

No details of cycle parking provision have been provided. The LHA would request that details of secure cycle parking provision be provided in accordance with WSCC Parking Standards (One bicycle), to promote sustainable travel.

Sustainability

The site is situated in a sustainable location between the two villages of Hassocks and Hurstpierpoint. Local services and amenities are within walking/cycle distance of the site. There are also opportunities for sustainable travel, with regular bus connections available nearby on Hurst Road and Brighton Road. Hassocks Railway Station is located approximately 850m east of the site.

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:

Condition

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:

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Kyran Schneider
West Sussex County Council – Planning Services