

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Tracie Axford
FROM:	Highways, WSCC
DATE:	10/02/2026
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:	Objection
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

WSCC in its role as Local Highway Authority (LHA) has been reconsulted by the Local Planning Authority (LPA) in regards to the proposed removal of front wall and creation of parking area to front of house with dropped kerb. The LHA previously provided comment on this application, dated 12/01/2026, requesting more information in regards to the proposed access arrangement. In the absence of any additional plans or documents being submitted, the LHA has been invited to provide final comments by the LPA.

Proposed Highway Works and Licencing

The proposals seek the installation of a 4.2m wide dropped kerb on Keymer Road to facilitate access to a proposed parking area fronting the property. 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.

Visibility

Having inspected the plans, the proposed parking area has a demonstrated depth of 3.88m at its shortest point. Notwithstanding the fact that a licence would not be granted due to insufficient frontage depth, average UK car lengths tend to be at least 4.4m, with modern sized cars being larger and typically longer than this – as such, it is reasonable to assume that a car parked within the proposed parking area would overhang into the footway on Keymer Road. This could lead to pedestrians using the footway having to walk into the carriageway to avoid the obstruction.

This is a particular issue for vulnerable road users, such as the elderly, those with young or those with mobility issues, and would warrant a highway safety concern. This is compounded by the lack of good forward visibility in this location, due to the geometry of the road bending from the northwest, whereby oncoming traffic may not be anticipating pedestrians in the carriageway.

Conclusion

Considering the above points, it has not been demonstrated to the satisfaction of the LHA that safe and suitable access can be provided and would therefore be contrary to Paragraph 116 of the National Planning Policy Framework.

The LHA are minded to raise an objection to the proposals for the following reason:

- The formation and use of a new access to the public highway at this point would add to the hazards of highway users to an unacceptable degree and not be in accordance with NPPF and Mid Sussex District Plan Policy DP21 Transport. This policy requires that development to protect the safety of road users and pedestrians.

Kyran Schneider
West Sussex County Council – Planning Services