

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	14/07/2026
LOCATION:	Evergreen, London Road, Hassocks, BN6 9NA
SUBJECT:	DM/25/2046 Outline planning application for 3 detached 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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for this outline application which seeks three detached residential dwellings. Approval is sought for matters relating to access and layout. The site is located on London Road, an A-classified road subject to a speed restriction of 40 mph in this location.

A new vehicular access point is proposed on London Road to serve the site. From inspection of WSCC mapping, visibility splays in excess of 2.4m x 120m appear achievable solely within the maintained highway boundary, in accordance with Design Manual for Roads and Bridges (DMRB) parameters for a 40 mph speed restriction. 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.

Under WSCC Parking Standards, the LHA would expect three car parking spaces to be provided for each of the dwellings. From inspection of the plans, there is sufficient parking provision proposed to accommodate the anticipated demand. On-site turning appears achievable, allowing cars to exit in a forward gear. The proposed garages can be utilised for secure bicycle storage also.

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 condition 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

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:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider

West Sussex County Council – Planning Services