WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	3 March 2025
LOCATION:	Pennybrooks, Birch Drive, Billingshurst, West Sussex
SUBJECT:	DC/24/1952 Replacement of wooden gate with the installation of electric gates to the property.
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.

This proposal is for the replacement of wooden gate with the installation of electric gates to the property. The site is located on Birch Drive, an unclassified road subject to a speed restriction of 30 mph. Public Footway No. 1939 runs along the footway of Birch Drive and crosses the existing vehicular access point.

From inspection of the plans, the proposed gates will not encroach into the maintained highway boundary or obstruct vehicular/pedestrian visibility. Additionally, the gates are to be set back a suitable distance to allow for a car to pull in from the carriageway and wait whilst the gates are in operation.

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.

Liz Corcoran
West Sussex County Council – Planning Services