WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	11 December 2025
LOCATION:	The Bungalow Smithers Hill Lane Shipley West Sussex RH13 8PP
SUBJECT:	DC/25/1095 Demolition of existing dwelling and construction of a replacement dwelling with detached car port/store building. Alterations to existing vehicle access. Amended plans received on 28th November 2025.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application is for the demolition of an existing two bed bungalow at Smithers Hill Lane and erection of replacement three bed bungalow. The site is located on Smithers Hill Lane, a D class road subject to national speed restrictions.

West Sussex County Council was consulted previously on Highway Matters for this application to which the Local Highway Authority offered advice and guidance relating to the location of the publicly maintained highway boundary at this location. It was advised that the paving slabs as demonstrated would not be permitted within the highway boundary.

The applicant has now submitted a revised plan showing that this pedestrian path will be removed and relocated to adjoin the proposed parking area and facilitate access for pedestrians via the vehicular access point.

The plan also now outlines that a gate will be positioned within the vehicle access at this point and include a pedestrian gate, although details of position and mechanism have not been outlined.

It is unclear whether the gate will be upgraded to an automatic mechanism or if the existing 5 bar gate or similar will be retained. The LHA would request that both gates open inwards of the site, and not outwards into the maintained highway boundary. The gates are shown as being set back approx. 2.5m from the edge of the carriageway, the LHA would typically request that access gates are set back at least 5m, to allow a vehicle to pull in and off the carriageway whilst the gates are operated.

However, any obstruction of the public highway caused by vehicles whilst the gates are operated would be considered temporary in nature and given the context of the road in this location, would not be anticipated to result in a severe highway safety concern. A car would be partially removed from the carriageway in this instance.
Furthermore an additional set back distance to the gate may obstruct available manoeuvring space within the associated hard standing.

A gate has been present at this access point for some time and there have been no known associated collisions or personal injury claims in conjunction with this practise.

For comments, conditions and informative relating to all other highway aspects of this proposal, please refer to my previous report dated 18/11/2025.

Jodie Wilkes
West Sussex County Council – Planning Services