WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	WSCC – Highways Authority
DATE:	13 November 2024
LOCATION:	Gatewick Church Lane Steyning BN44 3RS
SUBJECT:	DC/24/1591 Replacement and restoration of the access points and gates to Gatewick House. (Householder Application).
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.

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

Summary
The proposal seeks to change five of the gated accesses within Gatewick. Three of those accesses are fronting/visible from the Publicly Maintained highway (Gate 1,2 and 3A). Gate 3A is a pedestrian access only unlike the two named before.

The property is accessed off Church Lane Steyning, a D class road subject to 30mph speed restrictions. The accesses are to be retained within their original positions with the only changes being to the gates serving those accesses.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been two recorded injury accidents within proximity of the access to Gate 2, onto Shooting Fields. These collisions are not considered to be as a result of the use of the access or an existing defect with the publicly maintained highway. There is no evidence to suggest that the accesses are operating unsafely, or that the proposed amended gates would exacerbate an existing safety concern.

Gate 1
This access is an existing arrangement, there is no proposed change to the use of or surfacing of this service access. The gate would be located on land within the control of the applicant and opens inward to not impact upon the footway or achievable visibility. It is not considered that this access is in frequent use.

Gate 2
The access land fronting gate 2 does not appear to be publicly maintained highway, therefore the changes required to the verge to accommodate the pedestrian gate at the east of the vehicular access would not be subject to agreement with WSCC Highways. The proposed gate to the west of the access appears fixed and for decorative purposes, therefore not requiring alterations to the publicly maintained highway. The vehicular gated accessway would be slightly widened as a result of the installation of the new gates as the

iron fencing is to be removed either side of the mechanism. The gates open inwards of the site also which allows the free flow of pedestrians along the footpath and does not cause obstruction. The gates are proposed to be automated which also prevents vehicles waiting to access the site.

Gate 3A

This is located away from the Publicly Maintained highway though will be visible by road users. The width of the pedestrian access is not proposed to be altered as a result of the proposal, the applicant proposes a metal gateway arch above the existing brick pillars with a lantern fixed above.

Conclusion

The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services