WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSCC – Highways Authority
DATE:	21 January 2025
LOCATION:	Land Adjacent To Balcombe House London Road Balcombe West Sussex
SUBJECT:	DM/24/3011 Proposed erection of ornamental entrance gates, fencing and pillars together with road name plaques.
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.

The Local Highways Authority has previously been consulted on a number of applications at this location, relating to application no DM/21/4235 which sought permission for a residential development to provide 17 dwellings made up of 1 and 2 bedroom flats and 3 bedroom, detached and semi-detached, houses. Associated landscaping, parking, vehicular access and a village car park. This was a resubmission of an earlier refused application under DM/20/4712. In terms of highways matters, the 2021 application did not materially differ to that previously assessed in 2020. Therefore there were no Highways Safety concerns raised and the application approved by the LPA.

The proposal now seeks to erect ornamental entrance gates, fencing and pillars together with road name plaques at the site access from Haywards Heath Road.

The Local Highways Authority has assessed the plans provided and can advise that the proposed fencing and gates do not appear to restrict visibility for emerging vehicles or pedestrians of Haywards Heath Road nor do they overlap with the publicly maintained highway along Haywards Heath Road. The gates and fencing are proposed to be a "post and rail" arrangement which allows patrial visibility to be retained for vehicles approaching the junction to retain visibility of pedestrians crossing at the access point.

The gates are proposed to be ornamental and are not to restrict functionality at this location.

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 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services