

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Catherine Cardin
FROM:	Highways, WSCC
DATE:	12/08/2025
LOCATION:	Dorset Arms, 58 High Street, East Grinstead, RH19 3DE
SUBJECT:	DM/25/1571 Installation of replacement signs to include 1x all mounted projecting sign, 1x set of sign written house name letters, 1x set of sign written secondary text, 3x amenity boards, 1x door plaque, 2x small lanterns, 1x welcome panel, 1x set of sign written house name and logo, 1x single sided post mounted car park sign, 1x single sided post mounted corex sign and 3x chalkboards.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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 for the proposed installation of replacement signage and lighting. The site is located on High Street, a C-classified road subject to a speed restriction of 20 mph.

The Application Form states that the illuminated signage will be lit at 250cd/m², which would be in accordance with the recommended illuminance levels for an E3 Zone Area as outlined in The Institute of Lighting Engineers' Professional Lighting Guide 05/23 "The Brightness of Illuminated Advertisements including Digital Displays" (2023).

Any signs or lights that will overhang the maintained highway will be subject to a Section 177 Licence obtained from WSCC. A suitably worded informative note is included below.

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 informative should be applied:

Section 177 Licence

Before the commencement of any operation, the applicant is advised to contact West Sussex County Council (Tel no: 01243 642105 or email street.works@westsussex.gov.uk) to obtain a Section 177 Licence under the Highways Act 1980 to cover any structure that overhangs the highway.

Kyran Schneider
West Sussex County Council – Planning Services