WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Gary Peck
FROM:	WSCC - Highways Authority
DATE:	5 August 2020
LOCATION:	69 Highdown Brighton BN42 4QT
SUBJECT:	AWDM/0729/20 Approval of Details Reserved by Conditions 3 (surface water drainage), 5 (cycle parking) and 7 (boundary walls/fences) of Application No. AWDM/1633/19. Revised plan received.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

The LHA has been re-consulted on this proposal following submission of revised plan demonstrating the positioning of the proposed fencing.

This application is for discharge of Conditions 3 (surface water drainage), 5 (cycle parking) and 7 (boundary walls/fences) of the approved AWDM/1633/19 for construction of 2no. two-storey two bedroom dwellings to east of existing house.

Condition 3 – Surface Water Drainage- No Highways considerations

Condition 5 – Cycle parking

05. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

The revised plan demonstrates bike store to the rear of the dwellings. Although the plan does not cover the full extent of the bike store for the dwelling to the west, the LHA is satisfied that cycle storage would be provided for both dwellings.

Condition 7 – Boundary wall/fences

The revised plan demonstrates the positioning of the close boarded fencing for the site. It is unclear if the annotated fencing (fronting the site) would encroach on the highway, however it is assumed that this triangle shape are pointing arrows. Any illegal positioning of wall/fences within highways land will be enforced by law.

Conclusion

The LHA are satisfied that cycle provision for both dwellings would be provided for both dwellings. The LPA may wish to clarify if the proposed fencing is encroaching on the public highway.

Anastasia Toleva
West Sussex County Council – Planning Services