WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	4 February 2020
LOCATION:	Ivy Cottage 55 The Green Brighton BN42 4FY
SUBJECT:	AWDM/0086/20 Demolition of existing pier and wall (north): proposed 1.8m tapered boarded fence and gate to West (within garden) and proposed flint and brick pier wall to West boundary 2.2m high.
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.

This proposal is for demolition of existing pier and wall (north): proposed 1.8m tapered boarded fence and gate to West (within garden) and proposed 2.2m high flint and brick pier wall to the west boundary. It is located on the corner plot between Church Lane and The Green, both unclassified roads subject to 30mph speed restrictions.

There are no proposed alterations to the existing access and parking arrangements. Accidents data reveals no recorded injury accidents within the vicinity of the site.

The proposed works appear to be within the applicant's site constraints and does not appear to encroach on the public highway.

The west boundary consists of hedging. The proposed plan indicates that the hedge will be removed and replaced with tapered boarded fence. The proposed fence appears to be following the existing boundary line and does not appear to encroach on the public highway. The height of the fence is annotated as 1.8m high but this does not appear to match if scaled 1:500 or 1:1250. Nevertheless, the LHA are satisfied that the hedging exists and the proposed gate to the west is not anticipated to obstruct visibility.

Conclusion

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

Anastasia Toleva
West Sussex County Council – Planning Services