WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	14/06/2018
LOCATION:	Tudor House, 12, West End Way, Lancing, West Sussex
SUBJECT:	AWDM/0747/18 Increase in height of fence by 650mm by way of privacy fencing to southern boundary.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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 Strategic Planning 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.

Summary

This proposal is for the increase in height of the existing timber fence from 1800mm to 2515mm, at the southern boundary of the site. The site is located on West End Way, an unclassified, no-through residential road subject to a speed limit of 30mph.

The site is currently accessed from West End Way. This application does not propose to alter the existing access or parking arrangements. The southern boundary of the site currently consists of a fence of 1800mm in height. The fence is positioned perpendicular to the publically maintained highway. Plans indicate that the proposed fence appears to be following the existing boundary line and does not appear to encroach on the public highway. The Local Highway Authority (LHA) does not anticipate that the increase in height of the fence will cause a highway safety concern in this location as it is not expected to reduce visibility along the publically maintained highway.

The height of the proposed fence does not allow for provision of pedestrian visibility splays upon exiting the site. However, this is the existing situation with the existing 1800mm fence and Manual for Streets 2 (MfS2) paragraph 10.6.1 states that *Vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted.*

The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services