

From: Paul Carter <PC@bandcarchitecture.co.uk>
Sent: 06 May 2025 13:15:15 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: 19 College Lane DM/25/0477
Attachments: JOH 313 - 710 rev A.pdf

REF : 19 College Lane DM/25/0477

Hi Peter,

I hope you are well, I have commented below.

Highways comments

1.1 The LHA has reviewed the submitted information. Whilst the LHA would raise no objection to the principal of the application, should the LPA grant planning consent the works involved will require the applicant to enter into a section 278/Minor highways works agreement, to deliver the access works on to the highway. This will not be able to be done under a vehicle cross over license (VCO) due to the significant works involved in the ground levels, and possibly drainage works. These works may also affect the neighbouring boundary wall and the foundations of 19 College Lane. Alterations will be required to the drainage cover located in the highway that looks to be damaged and not to a suitable standard for a vehicle to pass over. – agreed

1.2 It appears the dwelling was approved and built in 2008 after a couple of refused applications on the site. The LHA's mapping shows that someone applied to have the land at the front of the two properties stopped up (removed as maintainable public highway), for some reason this never concluded and as such the land up to the front of the dwellings is adopted highway land, this includes the raised paved area right up to the front doors. This is rather unusual and not something that the LHA would support by today's standards. – is this for information or are any action required

The approved planning drawing under 08/0175 (Drawing no:07/31/1 Rev A) shows a 2m wide flat tarmacked footway to be provided in front of the properties, the planning decision notice states that the specification and agreement for the footway works is to be obtained from development planning at County Hall Chichester (WSCC). The LHA can find no record of these works having been agreed by WSCC, at present it is unknown who carried out these works and who agreed to them. – is this for information or are any action required

1.3 We have discussed the proposal with the s278 agreements team, ideally the land should be stopped up by the applicant to remove the land from the publicly maintained highway, or the works will need to be agreed and carried out under a s278 agreement, where technical approval will be required to review if the works are considered acceptable to be carried out to the highway and maintained as highway, this would include matters such as materials used, gradient of the footway and how the raised area will be phased down to join the proposed driveway. – is this for information or are any action required

Conservation

We have attached updated drawing with the soft landscaping/planters indicated and regards to the bin and bike store there is no a proposed structure just the location.

If you require any further details please let me know.

Kind regards

Paul



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From: Peter Davies <Peter.Davies@midsussex.gov.uk>

Sent: 11 April 2025 11:00

To: Paul Carter <PC@bandcarchitecture.co.uk>

Subject: FW: 19 College Lane DM/25/0477

Hi Paul,

I was wondering if you had seen my previous email sent last week regarding WSCC highways comments and our conservation officer comments.

Kind regards

Peter

Peter Davies BSc (Hons)
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From: Peter Davies
Sent: 02 April 2025 15:44
To: Paul Carter <PC@bandcarchitecture.co.uk>
Subject: 19 College Lane DM/25/0477

Hi Paul,

Please see the attached comments from WSCC Highways. Do you have any further information regarding point 1.2?

Additionally, please see the attached comments from our Conservation officer in 2 parts. As mentioned in the first part, please can the plans be amended to include some soft landscaping such as planters. The creation of a driveway to the front of the property is not commonly acceptable in Conservation Areas however in this case it is something that could be. However soft landscaping can soften the impact on the Conservation Area.

Having now spoken to Emily, The second part can be ignored as she has mis interpreted the plans and the bike and bin store area is to be closed off with fencing and a gate and not have a structure.

Kind regards

Peter

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