
From: Deborah Lynn
Sent: 23 August 2017 16:39
To: 'Paul Gosling'
Subject: DM/17/2098 - Hammonds Place, London Road, Burgess Hill
Attachments: DM209817.pdf

Dear Mr Gosling

Please see the attached correspondence from the highways authority at West Sussex.

It would appear that a front section of the property falls within the highways boundary. In light of the attached comments, I would recommend that the fence is re-sited so that it sits behind the highways boundary line and existing vegetation; this would help to obscure the fence from view and ensure that it does not appear overly imposing within the street scene as well as improving visibility. The fence should be sited to avoid the removal of vegetation where possible.

I am still awaiting comments from Emily with regards to potential impact upon the setting of the listed building, so am unable to add further to the above comments at present. Once I receive comments, these will be forwarded to you.

In light of the above, I would be grateful if you could confirm if your client would be willing to further extend the determination date of the application to allow for amendments to be made. Would 8th September be agreeable to you?

Please do not hesitate to contact me should you wish to discuss further.

Kind regards

Debbie.

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**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 21/08/2017

FROM: Ian Hayward

**TO: Mid Sussex District Council
FAO: Miss Deborah Lynn**

SUBJECT: DM/17/2098 - Proposed 2m high close boarded fence to highway.

Hammonds Place, London Road, Burgess Hill, West Sussex

DATE OF SITE VISIT: n/a

RECOMMENDATION:

**Advice
Objection**

✓

**Modification
No Objection**

**More Information
Refusal**

✓

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 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.

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

This application seeks the erection of a 2m high close boarded fence at the eastern and part of the south eastern boundary treatments of Hammonds Place, London Road, Burgess Hill. After inspection of the plans provided I would be concerned that the line of the proposed fence would result in the enclosure of land designated to be publically maintained highway, particularly at the southern extent. The surface of the highway, along with as much soil below as may be required for its maintenance protection and control, is vested in the County Council, as the Highway Authority, by statute. No-one is permitted to obstruct or interfere with the right of the public to pass freely on the highway.

For reference please find below a copy of the latest highway boundary plan.

As proposed I would also be concerned that the location of the fence would obstruct maximum available visibility at both Hammonds Gardens access point onto London Road and the shared access point serving Hammonds Place, Hammonds Lea and Hammonds Barn and Little Hammonds.

The applicant would be advised to take into consideration the points raised above concerning the Highway Boundary and demonstrate that visibility at the access points stated above is not being worsened as a result of this application. To achieve this I would be minded to advise that the proposed fence is set back beyond the back edge of the highway boundary.

**Ian Hayward
Planning Services**

Hammonds Place Highway Boundary

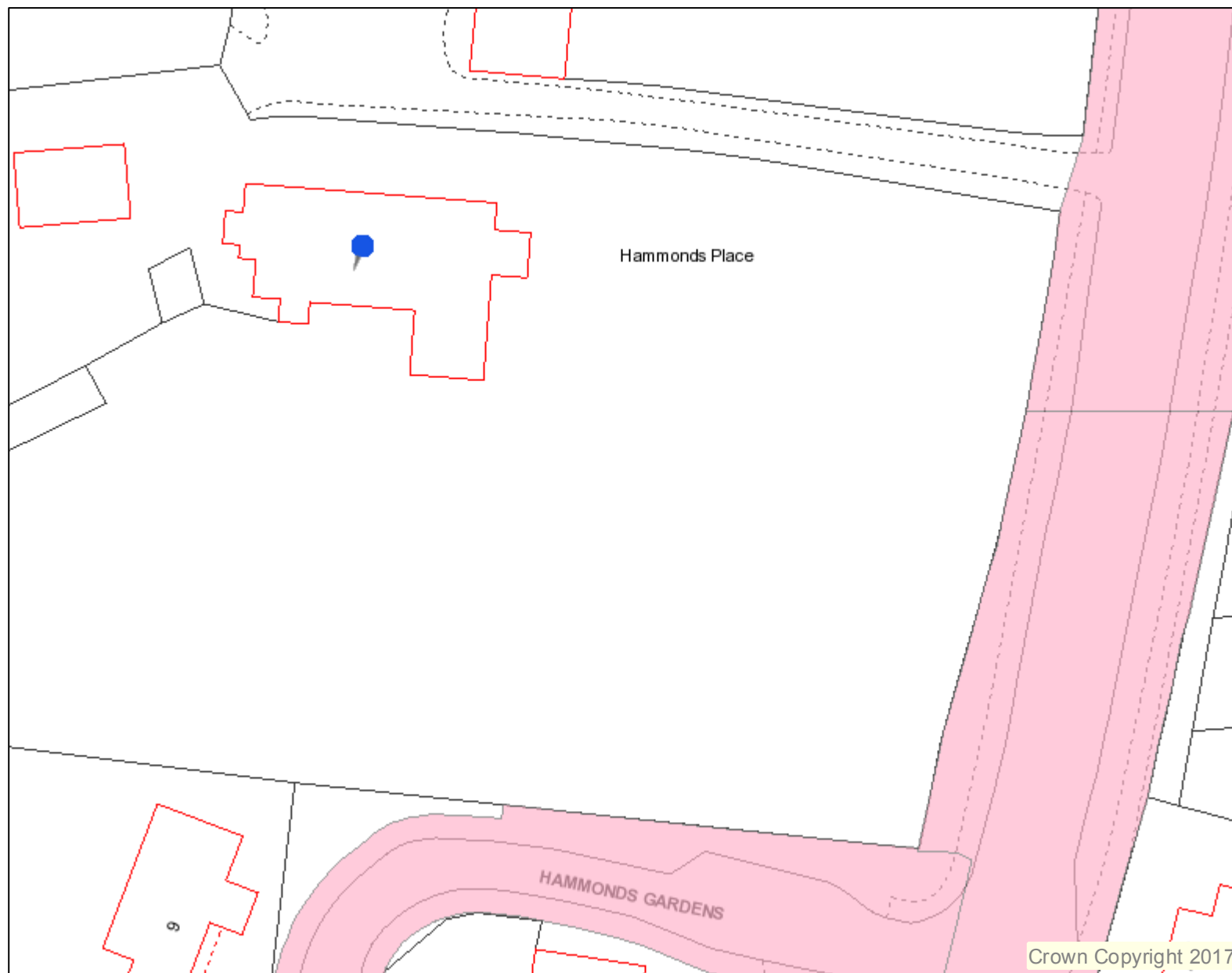


Legend

Highway Boundary

Responsibility

-  WSCC
-  Highways England
-  Jointly Maintained

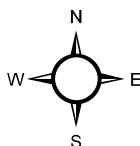


Date: 21/08/2017

Author: Ian Hayward

Scale 1:500

0 3.5 7 14 21 28
Metres



Map Notes

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West Sussex County Council
100023447 (2017)