

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

N
E

W
S

Date: 21/08/2017

Author: Ian Hayward

Scale 1:500

0 3.5 7 14 21 28

Metres

Map Notes

Crown Copyright. All rights reserved.
 West Sussex County Council
 100023447 (2017)