

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: K Welch
FROM:	WSCC - Highways Authority
DATE:	30 July 2021
LOCATION:	8 Beagle Drive Ford BN18 0NY
SUBJECT:	F/11/21/PL Installation of a prefabricated concrete workshop at rear of properties garden with rear access onto Lewis Lane and retrospective application for the historical realignment of the rear boundary fence. This application is in CIL Zone 2 (zero rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 Planning Services 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.

This retrospective application is for the erection of a pre-fabricated concrete workshop to rear of property and realignment of rear boundary fence. The site is located on Beagle Drive, an un-classified road subject to a speed limit of 30mph. The proposed workshop is also accessed to the rear, from Lewis Lane, an un-classified no-through road subject to a speed limit of 30mph.

No details appear to have been submitted in regards to the proposed historical realignment of the rear boundary fence. The applicant is requested to provide a plan demonstrating the existing and proposed fence position for the LHA to assess.

The application form indicates that there is no new access to be provided onto the public highway, however, also lists a concrete hard-standing/vehicle access within the Materials section. From inspection of the Block Plan, it does appear that the hard-standing may have been constructed across land considered to be public highway and appears to be intended to provide vehicular access to the site. Any works within the public highway are subject to a licence from the WSCC Area Engineer and must be constructed to their specification, including dropping the kerb. Any works within the public highway that have not been granted a licence are subject to enforcement action by WSCC as Local Highway Authority.

The applicant is requested to provide a plan demonstrating clearly the extent of the hard-standing area and if vehicular access to the site is intended, a plan should be provided demonstrating the proposed dropped kerb. The applicant should be aware that if the hard-standing has been erected within the public highway and no vehicular access is intended, the hard-standing will be required to be removed and the verge re-instated.

Please request the above information from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services

