

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms Kaur Singh
FROM:	WSCC - Highways Authority
DATE:	7 July 2021
LOCATION:	Land to the south of garage compound Sutherland Close Rustington
SUBJECT:	R/147/21/PL Two secure cycle stores to south side of existing garage block, 2m timber fence & soft landscaping around the perimeter. This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/

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.

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

This application seeks the erection of 2 x secure cycle stores and 2m timber fence & soft landscaping around the perimeter to south side of existing garage block on land south of garage compound, Sutherland Close, Rustington.

From inspection of WSCC mapping it had been concluded that the proposed location for the cycle store and perimeter fence will be on land that is not maintained at the public expense.

The land seems to be currently occupied by overgrown vegetation.

The placement will not interfere with the free flow of pedestrians on the maintained footway. Nor will the placement of the cycle store and perimeter fence prejudice visibility on the Holmes Lane / Sutherland Close priority junction any more than the existing overgrown vegetation currently does.

The Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Ian Hayward
West Sussex County Council – Planning Services