

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 28/10/2009

**FROM: Keith Comins TO: Arun District Council
FAO: Ms A Paice**

SUBJECT: WA/56/09

9 Hunters Mews, Fontwell, Arundel

Repositioning of garden wall towards highway

CONSULTATION DATE: 29/9/2009

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☒	No Objection	☐	Refusal	☐

S106 contribution: £ 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).

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. The proposal is for the repositioning of a wall in order to increase garden space at Number 9 Hunters Mews.

The part of this property onto which the wall would be moved would appear to be subject to a restrictive covenant (contained in the original Road Agreement dated 28/3/2001, between West Sussex County Council and Bellway Homes Ltd) which means the land in question must be used only as a lawn or open surface area. The proposal would not be in keeping with this arrangement.

Furthermore, the new position of the wall would restrict forward visibility on the road, and prevent road users from seeing around the bend for oncoming vehicles. The wall would also obstruct visibility from the access of Number 10, which would not be acceptable to this authority.

WSCC would therefore be minded to raise an **objection** to this proposal in the interests of road safety. The proposal to reposition the wall closer to the highway of Hunters Mead will result in the new wall obstructing forward visibility for highway users as they approach the bend in the road outside No.9. In addition, it will obstruct visibility from the access serving No 10 Hunters Mead. All to the detriment of highway safety.

**Keith Comins
Local Development**