

Note / Memo

**HaskoningDHV UK Ltd.
Transport & Planning**

To: Anna Gillings - Gillings Planning
From: Royal HaskoningDHV
Date: 11 December 2018
Copy:
Our reference: PB7724
Classification: Project related

Subject: Dappers Lane, Angmering – Highway Access Appraisal Review

This Technical Note provides a review of the operation of the two proposed points of access onto Dappers Lane, and the implications upon highway safety. This appraisal has been undertaken in light of comments provided by WSCC Highways in May 2018 and December 2018.

Planning application A/114/18/PL proposes, “*Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works*”.

The land north of Water Lane application site is for 525 dwellings and 3ha (6,000 sqm) of commercial development. A small parcel of land comprising circa 30 residential dwellings will be served independently from Dappers Lane (application A/40/18/OUT).

Arun District Council has requested addendum information to supplement the Transport Assessment, in demonstrating that the proposed site access associated with the application, can operate adequately without compromising highway safety should the access associated with application A/114/18/PL be approved.

Land North of Water Lane (Application A/40/18/OUT)

West Sussex County Council (WSCC) Highway Officer comments – May 2018

This is an outline application with all matters except access reserved. The site is located to the east of Angmering Village Centre, east of Dappers lane, north of Water Lane and south of the A27.

The main development access will be in the form of a ghost island priority junction onto Water lane, approximately 85m to the east of the A280/Water Lane junction.

A simple priority junction on Dappers Lane will serve a parcel of 30 dwellings, visibility splays of 2.4 x 43m are achievable in line with MfS with a carriageway width of 5.0m and a 2.0m wide footway on the southern side of the access road to connect to a proposed footway on Dappers Lane.

West Sussex County Council (WSCC) Highway Officer comments update – 4th December 2018

A further WSCC Highway Officer response was provided on 4th December 2018 in relation to the proposed Dappers Lane site access to serve the 30 dwellings associated with application A/40/18.

The WSCC Highway Officer states:

"no concerns are raised with regard to the proximity of the access between the Dappers Lane access to A/40/18 and the Broadlees Care Home access to the south (or St Denys to the north).

The accesses will be lightly trafficked and visibility splays provided would enable to see vehicles waiting to turn".

RHDHV Review

The WSCC Highways Officer's comments of May 2018 refers to the proposed simple priority junction onto Dappers Lane associated with the small land parcel delivering 30 residential dwellings. The Highway Officer confirms that the visibility splays that can be achieved from the proposed junction are acceptable and conform to Manual for Streets (MfS) design standards for a 30mph road.

The Broadlees site access has been previously consented under planning application A/27/16/PL for 53 No. Care apartments (C2 land use).

The development proposals relating to the Broadlees care home and development proposals associated with planning application A/40/18/OUT are detailed below:

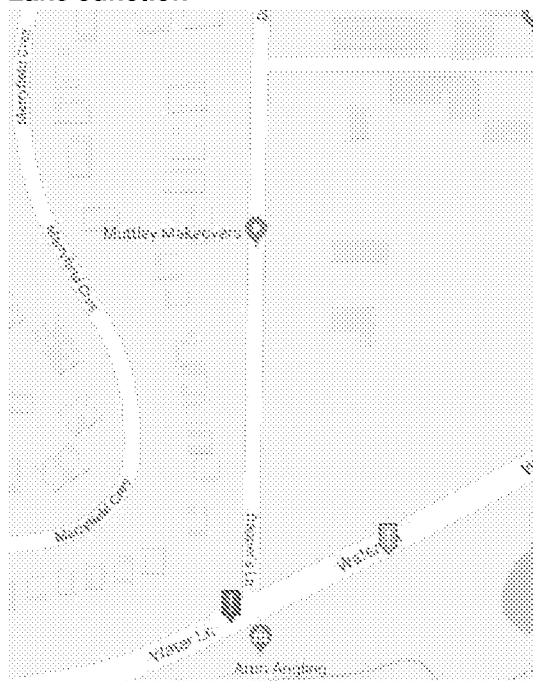
- Priority site access junction to serve a development comprising a 70 bed care home. Access has planning consent permission associated with 53 care apartments (application A/27/16/PL); and
- Priority site access junction to serve a development comprising 30 residential dwellings (application A/40/18/OUT).

The WSCC Highway Officer is of the view that the low number of vehicle trips that would be generated by either site during any period of the day, would not represent an inherent highway safety risk to vehicles travelling along Dappers Lane or accessing/egressing via the two development site accesses.

This assertion could be further substantiated by the lack of a collision history along Dappers Lane, other than the two recorded collisions at the junction with Water Lane.

A review of the collision history of Dappers Lane using Crashmap indicates that no collisions have occurred over the most recent 5 year period in the vicinity of the two aforementioned access locations. This is indicated within **Figure 1**.

Figure 1 - Mapping detailing 5-year collision record for Dappers Lane and Dappers Lane/Water Lane Junction



Summary and Conclusion

In summary, the proximity and operation of the two access junctions has been deemed acceptable by WSCC Highways for the following reasons:

- Adequate visibility splays can be achieved associated with both proposed priority junctions with Dappers Lane;
- Dappers Lane is a lightly trafficked road;
- The development proposals associated with both application sites will generate low levels of vehicular traffic; and
- A review of collision data along Dappers Lane does not indicate any collision clusters.

Furthermore, the WSCC Highway Officer appraising the two sites, and how the two sets of junctions would interact, has confirmed that no highways concerns or objections have been raised.

In conclusion, the two proposed accesses will not represent an inherent highway safety risk to vehicles travelling along Dappers Lane, or accessing/egressing the two development site accesses. As such, there are no valid highway capacity or safety reasons why both applications should not be granted planning consent.