

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC
DATE:	16/05/2018
LOCATION:	Land West of, New Barn Lane, Bersted
SUBJECT:	BE/40/18/PL New access from New Barn Lane to Land West of New Barn Lane & relocation of 5 No. existing parking spaces.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Introduction

Planning application BE/40/18/PL is for the proposed access arrangements to serve the 50 residential development approved under planning application BE/77/16/OUT.

Access Arrangements

The applicant is proposing a priority T-junction from New Barn Lane with footways on both sides of the carriageway to re-provide 5 car parking spaces along the access road. The existing vehicular access points to properties 11, 15 and 17 New Barn Lane are retained.

The adjacent site also benefits from planning consent having outline consent for 90 residential units (BE/142/15/OUL). A revised access was submitted for this site under application BE/18/17/PL. This proposed an access approximately 40m to the west of the proposed site access as part of application BE/40/18/PL.

The proposed access arrangements as detailed on Pell Frischmann drawing A13395-T-001 detail that visibility splays in accordance with the recorded vehicle speeds for the road and the guidance contained within the Manual for Streets can be achieved. Given the guidance within the Chartered Institute of Highways & Transportation produced Manual for Streets 2 in relation to junction spacing the proposed proximity of this junction to the already consented one at the adjacent site is not considered to cause safety concerns that would warrant a refusal of planning permission.

The Manual for Streets 2 states, *"In the past, guidance on minimum junction spacing has often been based on recommended stopping sight distances (SSD) for 85th percentile speeds. The reductions in SSD compared to previous practice means that junction spacing criteria determined on this basis should be reduced. However, in any event there appears to be little evidence that spacing criteria based on SSD are justified on safety or other grounds."*

The proposed arrangement does however provide adequate spacing of the recommended stopping sight distance based upon recorded 85th percentile vehicle speeds. The proposed access has also been subject to an independent Stage 1 Road Safety Audit. The provision of the 5 car parking spaces along the site access does not guarantee the

use of these spaces to existing residents, however given the level of on-street car parking availability in this area this is not considered to warrant a reason to refuse the application.

Summary

The Highway Authority have no objections to the proposed access arrangements but would look for a suitably worded condition to be included on any consent which requires the construction of the proposed access, as set out within the Pell Frischmann drawing entitled Proposed Access to New Barn Lane, drawing number A13395-T-001, to be implemented prior to the occupation of any of the residential units it serves (those associated with planning consent BE/77/16/OUT). The applicant should also be advised that they need to apply for the necessary post planning highway consent under Section 278 of the Highways Act 1980, the following informative should be included on any permission granted.

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Steven Shaw
West Sussex County Council – Planning Services