

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	06/07/2018
LOCATION:	The Cottage Piggeries, Church Lane, Barnham, West Sussex, PO22 0DB
SUBJECT:	BN/19/18/PL Erection of 1 No. dwelling & separate single storey double garage. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	04/07/2018
RECOMMENDATION:	☐ Advice ☒ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

Summary

This proposal is for the erection of a single dwelling and detached double garage on land to the front of The Cottage Piggeries, Church Lane. Church Lane is an un-classified road, rural in nature and subject to a speed limit of 30mph.

The Local Highway Authority has previously been consulted on applications for this site, under planning application refs: BN/59/04 and BN/22/11. Under BN/59/04, an application for 2 dwellings was received. The LHA raised an objection to this application due to severely sub-standard visibility in both directions at the access with Church Lane, as well as inadequate width and construction of the access. The application was refused by the LPA.

Under BN/22/11, the applicant applied for the replacement of a mobile home on the site. The LHA raised no objections providing this was a like-for-like replacement of a mobile home. However, the LHA stated that it would not support the application if there was no previous occupation of a caravan on site and would therefore maintain the objection raised under BN/59/04 as we would not accept an intensification of use at the substandard access. The application was approved by the LPA.

Access and Visibility

The Local Highway Authority (LHA) conducted a Site Visit on 04/07/2018 in order to assess vehicular visibility at the site.

Vehicular speeds were noted as being below the posted speed limit in this location given the narrow nature of the road. It was also observed that pedestrians are required to walk along the road given the lack of footway in this location. The LHA observed pedestrian, cycle and vehicular traffic using the surface during a 10minute window.

The proposed dwelling will utilise the existing access which serves the host dwelling. The applicant has not provided vehicular visibility splays at the access point.

As a rule, the LHA would request that vehicular visibility splays are provided for the access. As Church Lane is subject to 30mph, Manual for Streets (MfS) is the appropriate standard for this location. This sets out a minimum stopping sight distance (SSD) of 43m in each direction at 2.4m from the back edge of the carriageway. Church Lane is lightly-trafficked and as such, the LHA would accept a reduced "x distance" splay, taken 2m from the back edge of the carriageway and spanning 43m in both directions, crossing land within the control of the applicant or within the highway boundary.

However, during the site visit it was observed that visibility at the access is severely restricted in both directions. To the south, the presence of the neighbouring dwelling Sandon restricts visibility significantly due to the positioning of the dwelling along the eastern boundary. To the north lies Tars Farm House, although set back from the highway the property boundary appears to include the banked frontage as this is not shown within our local mapping as being contained within the Highway Boundary. It would not be considered acceptable for a visibility splay to intersect this land as the applicant would not be in a position to maintain this third party land. Visibility splays must only intersect land within the control of the applicant, or within the publically maintained highway.

Ordinarily the LHA would advise that the applicant may wish to conduct a seven day speed survey in order to establish the 85th percentile speeds at this point of Church Lane, this is in order to support a reduced visibility splay, in the absence of a visibility splay which meets WSCC standards. However given the positioning of the neighbouring dwelling alongside the access, it is considered that visibility in the leading direction cannot be improved and it is not anticipated that a splay drawn in this direction would meet the 85th percentile speeds.

On site it was also noted that the nose of a vehicle using the access would have to protrude well into the carriageway in order to see oncoming vehicles to the south. The point at which vehicles could be seen, allowed emerging vehicles just 4 seconds to react which could cause a highway safety concern given the vulnerable road users observed using this road during our visit. The neighbouring buttress of Sandon and the associated planting obstructs the view of an emerging vehicle for vehicles travelling North on Church Lane. Furthermore the gradient of the access was observed as being very steep. This means that vehicles may roll forwards whilst waiting to emerge, which given the already short reaction time of a vehicle would further raise a cause for concern and provides another obstacle for an emerging vehicle.

Conclusion

On balance this application does seek to provide an intensification of use to an existing severely substandard access point on Church Road. It has so far not been demonstrated as providing a safe and suitable access to the proposed development.

The increased use of the existing access to the public highway would add to the hazards of highway users to an unacceptable degree and the proposal does not make provision for adequate visibility at the junction of the access with the public highway and would be detrimental to highway safety.

The LHA considers that it has not been demonstrated sufficiently that the proposed development provides for safe and suitable access to the site, it is therefore contrary to paragraph 32 of the National Planning Policy Framework and objective 1.2.1 of the WSCC Local Transport Plan (2011-2026), by virtue of

1. It has not been satisfactorily demonstrated that the proposed access to the site from Church Lane does not have a detrimental impact on the safety of highway users and that it is suitable for its intended use.

Nicola Fry
West Sussex County Council – Planning Services



From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 06 July 2018 12:10
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: BN/19/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Whittington into this correspondence to ensure that he is aware of issues or events happening in his constituency.

Many thanks

Nicola

Nicola Fry | Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH



From: Isobel Clark **On Behalf Of** SU Local Development
Sent: 20 June 2018 16:29
To: CCD Planning Consultations
Subject: FW: Planning Consultation on: BN/19/18/PL

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 18 June 2018 17:03
To: SU Local Development
Subject: Planning Consultation on: BN/19/18/PL

To: **WSSC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: **BN/19/18/PL**

Registered: 9th May 2018

Site Address: The Cottage Piggeries Church Lane Barnham PO22 0DB

Grid Reference: 495858 104123

Description of Works: Erection of 1 No. dwelling & separate single storey double garage. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 22-JUN-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee__email

<http://www.arun.gov.uk>
DX 57406 Littlehampton

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