

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	19 May 2020
LOCATION:	Broomhurst Barn Lyminster Road Littlehampton BN17 7QQ
SUBJECT:	LY/7/20/PL New access, wall & gates (resubmission following LY/11/19/PL).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

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

Site Background

The proposal is for construction of a new access, wall and gates.

The site is located on and accessed via Lyminster Road (A284) which is an A classified road subject to a 40 mph Speed limit. As a result, the Local Highways Authority (LHA) will refer to Design Manual for Roads and Bridges (DMRB) as guidance.

Previously the Local Highways Authority (LHA) received consultation on matters at this location under application LY/11/19. This sought the construction of a new access; the LHA gave advice on the proposal, raising no highways concerns.

Access

The applicant has provided plans demonstrating the minimum requirement for visibility as per Design Manual for Roads and bridges (DMRB) of 2.4 x 120 metres. The LHA however recognise that visibility in this area is greater than that proposed.

The access works will need to be implemented via a Section 278 agreement. The applicant is advised to contact the Highway Agreements team in order to commence the application process.

The applicant has demonstrated swept path tracking in accordance with WSCC guidance. This shows that farm traffic would have the ability to enter and exit the proposed access without detrimentally affecting highways safety.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been a recorded injury collision within the vicinity of the site; this however was not considered to have been caused by the presence of the existing access or road layout. Therefore, there is no evidence to suggest that the new access would operate unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the proposed access.

Conclusion

The LHA does not consider that this proposal would have 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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions and informative:

Conditions

Visibility Splays

The use of the access shall not commence until visibility splays of 2.4 x 120 metres have been provided at the proposed site vehicular access onto Lyminster Road in accordance with the approved plans. The splays shall be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Access

The use of the access track shall not commence until the access has been constructed in accordance plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Informative

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.

Stephen Garrard
West Sussex County Council – Planning Services