

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 October 2017 09:00
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/68/17/PL

From: Ian Hayward [mailto:ian.hayward@westsussex.gov.uk] **On Behalf Of** CCD Planning Consultations
Sent: 23 October 2017 15:01
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: WA/68/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 23/10/2017

FROM: Ian Hayward
TO: Arun District Council
FAO: Mr D Easton

SUBJECT: WA/68/17/PL - Vehicular farm field entrance.

Land adjacent to The Meads, Barnham Lane, Barnham

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice & More Information

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 Strategic Planning 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.

This application seeks the formation of a vehicular farm field entrance to serve Land adjacent to The Meads, Barnham Lane, Barnham.

Barnham Lane is 'C' classified and subject to a 40mph speed limit at this point. There is a change in speed limit to 30 mph circa 140 metres north east of the proposed site access point. At present the field is accessed via the internal access arrangements for Gustone Farm, which is afforded an access point onto the maintained network just inside the 30 mph speed limit zone as described above.

The applicant has outlined that historically the field has been accessible via an access point circa 90 metres west of the proposed. The location of this historic access point is on the inside of a bend with extremely limited visibility in both directions.

Existing Access

The existing access arrangements would be considered a material planning consideration. The historic access point is overgrown and hedging filled in. While no formalised crossover is present there is evidence of a kerb line indicating where the access would have been. It is clear that the access has not taken place in this location for at least 8 years and I would therefore question if the access could be reintroduced without some form of planning approval. Nevertheless it is clear that any access point in this location would be provided severely below standard visibility and the Local Highway Authority would not wish to see access from this location reintroduced.

At present access for this field from the maintained networks seems to be taking place via Gustone Farm, which is afforded an access point onto the maintained network just inside the 30 mph speed limit zone as described above. No information has been provided pertaining to existing levels of visibility at this access point, so an assessment between this and the proposed point of access cannot be made at the current time.

Visibility

The applicant has demonstrated visibility splays of 2.4 x 120 metres in each direction. This length of splay would be considered adequate for the design speed of Barnham Lane in accordance with the Design Manual for Roads and Bridges (TD/9/93). However the splays have been drawn to a point on the far side of the carriageway in each direction. The splays should be drawn to a point on the nearside carriageway edge, though it would be appropriate to draw the splays with a 1.0 metre offset to represent the edge of a vehicles track. I would ask the applicant demonstrate maximum achievable visibility splays as described above. This will likely have an impact on the hedging immediately adjacent to the proposed access point.

Access Geometry

The access point proposed is 6 metres in width and secured with an inwardly opening gate set back 16 metres from the Barnham Lane carriageway. The proposed access is to be set out with kerb radii. Given this type of access requires excavation of the Highways it will need to be implemented via a Section 278 Agreement. The Local Highways Authority would advise that a vehicle crossover would be a more appropriate and sympathetic means of access. This can be implemented under licence to a heavy duty specification obtained from WSCC Highways.

In conclusion I would request that the applicant provide modified visibility splays as described above and the Local Highways Authority be re consulted on this application.

Ian Hayward

Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 03 October 2017 09:21

To: SU Local Development

Subject: Planning Consultation on: WA/68/17/PL

To: **WSCC(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: WA/68/17/PL

Registered: 29th September 2017

Site Address: Adjacent to The Meads Barnham Lane Walberton BN18 0AX

Grid Reference: 496458 105771

Description of Works: Vehicular farm field entrance

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 02-NOV-17.

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 D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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