

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 23/11/2017

FROM: Ian Hayward

**TO: Arun District Council
FAO: Anita Gardner**

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
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 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.

West Sussex County Council was consulted previously on Highway Matters for this application and provided a response dated 23/10/2017. More information was requested from the applicant to demonstrate appropriate visibility splays. Subsequently revised visibility splay plans have been provided, namely DPA-01 02 & DPA-02 01.

After review of the revised plans the applicant has satisfactorily demonstrated that 2.4 x 120 metre visibility splays are achievable using land under their control or that considered to be public highway. Such splays would be considered acceptable for the design speed of Barnham Lane at this point as per the Design Manual for Roads and Bridges (TD/9/93). The Local Planning Authority should be aware that the formation of these splays will have an impact on the adjoining boundary hedging.

The applicant has demonstrated that a 'crossover' will be implemented rather than a 'bell mouth' access. The access works must be implemented under licence to a specification obtained from WSCC Highways. Given the types of vehicles likely to use the access point a heavy duty specification would be advised.

An inwardly opening gate is proposed. The gate is proposed with a 16 metre setback distance from Barnham Lane which would be considered long enough to fully remove a long vehicle from the carriageway while the gate is opened.

The Local Highways Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following condition and informative note would be advised:

Visibility

The use of the access point shall not commence until visibility splays of 2.4 metres by 120 metres have been provided at the proposed site vehicular access onto Barnham Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter 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.

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Ian Hayward
Planning Services