

From: Ian Gledhill [<mailto:ian.gledhill@westsussex.gov.uk>]
Sent: 23 April 2014 17:06
To: john@burstowcottage.co.uk
Subject: FW: West Hoathly Neighbourhood Plan - Highways access query

Hello John, as you say within your email there aren't any detailed plans at this stage. I've also not visited the site and have based my comments upon the information available to me as well as current design guidance. The following advice is made without prejudice towards any potential future planning application.

The sightlines and visibility splays at the access would need to be based upon the 85th percentile wet weather recorded vehicle speeds as opposed to the posted 30mph speed limit; the number of dwellings wouldn't be a consideration in this aspect of the access design. I'd suggest the recorded vehicle speeds are used as the site lies on the edge of the village where drivers are potentially accelerating and decelerating as they leave or enter the village respectively. As the vehicle speeds are not known, it's difficult to say exactly what the sightline and visibility splay requirements would be. For the purposes of my advice here I've assumed what I'd hope would be a worst case, that being that both east and west bound 85th percentile vehicle speeds are 37mph. Applying these speeds, the guidance within Manual for Streets would require sightlines of 59metres to be provided in both directions from a setback of 2.4metres. Notwithstanding the road alignment to the east, given the road alignment to the west, the extensive site frontage and assuming an approximately central access location, visibility splays of 2.4 by 59metres would appear achievable within land forming part of the public highway or within the control of the applicant. However I would strongly recommend that this is checked on-site or that the sightlines are plotted accurately onto a plan.

Again I would stress that I have made an assumption relating to vehicle speeds. Clearly if speeds are lower, the sightlines should still be achievable. There may be issues if the vehicle speeds are greater than 37mph, more so if speeds are more than 40mph albeit unlikely. If this site is to be taken forward, my advice would be to undertake a 7 day speed survey in the vicinity of the access point to determine vehicle speeds and therefore the precise sightline requirements.

If you need advice as to the drawing of sightlines and visibility splays, I'd direct you to Manual for Streets, which is a national design document.

I hope this assists.

Kind regards

Ian Gledhill

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From: John Downe [<mailto:>]
Sent: 22 April 2014 10:09
To: Dominic Smith
Cc: Robert Rhodes-Kubiak; Parish Clerk
Subject: FW: West Hoathly Neighbourhood Plan - Highways access query

Good morning Dominic. I was recommended to contact you just now by Andrew Howick who I believe you know.

I am leading the development of the West Hoathly Parish Neighbourhood Plan for the Parish Council.

As part of the Plan process we intend to allocate one or more development sites for new homes in the parish and we currently have 10 potential sites from which to chose.

One of the privately owned sites that has been put forward has raised particular questions about safe access onto the highway which is the "C319" (aka Top Road, Sharpthorne). The questions arise from a nearby curve in the road and rise in levels potentially affecting visibility onto this busier than normal "C" road.

In common with our other sites and at this early stage of the process we don't have a planning permission application with detailed drawings etc but we know where the site limits are and access could be ANYWHERE along its frontage onto Top Road Sharpthorne. We need a high level assessment of whether and where along the frontage an acceptable highway access could be located if this site was to be allocated in the Neighbourhood Plan in due course. The site in question is illustrated here:-

http://www.hoathlyhub.info/NeighbourhoodPlan/NPLibrary/N.Call%20For%20Sites%20II%20-%20Nov2013/WHCS_06%20Land%20adjacent%20Cookhams/GoogleEarth.jpg. Hopefully that would allow you to identify the location.

So we need to know whether highways access for up to, say, 20 dwellings would be a "show-stopper" for this site or if not where the access would ideally be placed.

I am hoping from what Andrew said that you would be able to answer this relatively quickly. I am happy to explain more by telephone on 01444-892065. Before you ask I have referred to the WSCC website information on pre-app advice but at this stage we have none of the details other than the site location. This enquiry is from the Parish Council, not a private developer.

John Downe
West Hoathly Parish Councillor

PS this enquiry was originally logged into WSCC as Enquiry 312108 by Rob Rhodes-Kubiak