

TO: Monson Engineering Limited

FAO Grant Leslie

FROM: Katie Kurek

SUBJECT: PRE-050-17

New residential development of 10 units with new access onto Birchgrove Road.
Police House Field, Birchgrove Road, Horsted Keynes, West Sussex, RH17 7BL

RECOMMENDATION:

Advice	<input checked="" type="checkbox"/>	Modification	<input type="checkbox"/>	More information	<input type="checkbox"/>
Objection	<input type="checkbox"/>	No objection	<input type="checkbox"/>	Refusal	<input type="checkbox"/>

The Local Highways Authority (LHA) has been consulted for pre-application advice in regard to the proposed residential development at Police House Field, Birchgrove Road, Horsted Keynes, West Sussex, RH17 7BL. A site meeting was undertaken with the applicant on the 4th July 2017. We also note a nearby outline application for 45 dwellings has recently been submitted to which no objections have been raised by the LHA. A planning decision has yet to be issued by the Local Planning Authority (LPA).

Access

As agreed on site the new access should be of a bellmouth design in order to serve the proposed development. This should include corner radii and a tactile pedestrian crossing point. We advise the access be 4.5 metre minimum in width to allow two cars to pass. As part of the full submission, we would require a Stage 1 Road Safety Audit carried out on the proposed access arrangements, considering that these would require a S278 technical approval for works to the highway. The position of the access will require re-location of the village sign and as discussed it was agreed that behind the oak tree would be preferable, as this would not impinge on available visibility splays from the proposed access. It did not appear from the indicative plans that positioning of access would impact the bus stop.

Capacity

The internal arrangement will be shared surface with no separated footway. This is suitable for the anticipated level of traffic generation. We also advise that some TRICS (Trip Rate Information Computer System) data is compiled and provided in order to demonstrate the anticipated levels of trip generation from the site.

Visibility

On site it was observed that the tree did not obstruct the full length of a car and its position did not appear to detrimentally affect visibility. Manual for Streets 2 (MfS2) paragraph 10.7.2 states *"The impact of other obstacles, such as street trees and street lighting columns, should be assessed in terms of their impact on the overall envelope of visibility. In general, occasional obstacles to visibility that are not large enough to fully obscure a whole vehicle or a pedestrian, including a child or wheelchair user, will not have a significant impact on road safety"*.

Seven-day Speed Survey data was taken on Birchgrove Road within the 40 mph speed limit to the north-east of the Danehill Lane junction. We are therefore satisfied that recorded speeds would be worst-case scenario. At the site, within the 30 mph limit, speeds may be slightly lower. The recorded speeds were 34.7 mph eastbound and 35.1 mph westbound. Using MfS methodology for stopping sight distance for speeds under 40 mph this equates to 53 metres and 54 metres. These splays should be drawn on a scaled plan, from 2.4 m back into the centre of the proposed access point to represent a driver's eye line upon exiting the site. Plans should also incorporate the tree in order for the LHA to assess any impact.

We would also advise pedestrian visibility splays of 2m by 2m either side of the proposed access, within the applicants land considering the location of the adjacent footway, its link to the nearby bus stop and into Horsted Keynes village centre, where a village store and pub are within walking distance.

Parking

Whilst the adjacent bus stop provides some limited services onto Brighton and Haywards Heath the location lends itself more to transport predominantly by the private car. The internal layout should therefore provide sufficient space for car parking. WSCC use a car parking demand calculator tool based on the location and scale of the dwellings. On the basis that the dwellings are 4 bedrooms we would envision that at least two car parking spaces are provided per dwelling. A more accurate analysis of the parking demand can be made when the floor plans and number of habitable rooms are known. Garage spaces should be 3m by 6m for a single car, parking bays should be at least 2.4m by 4.8m, more where they are in front of an entrance point.

Turning

Swept path plans showing ability for larger vehicles such as Refuse collection and Fire appliance to enter, turn on site, and exit in a forward gear should be provided in order for the LHA to assess the safety merits and achievability of turning on site. An enlarged turning head/ area may be required and bin collection points should be no further than 30 metres from each dwelling as per building regulations.

S106 Response

Please see below for S106 for PRE-050-17 at Police House Field, Birchgrove Road, Horsted Keynes, West Sussex, RH17 7BL. This is as a guideline for any future Full applications relating to this site.

We use Office of National Statistics data to determine household sizes. As the housing mix and car parking spaces has not been confirmed at this stage we can advise that for this application we will be seeking financial contributions towards Primary and Secondary Education. A Highway Work's package will be negotiated by the Highways Case Officer once enough suitable information has been received. In addition, the installation of and connection to mains water Fire Hydrants are required at the developer's expense, these will be conditioned if necessary after a formal application has been made.

The financial contribution sought by the County Council will be based on: the estimated additional population that will be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings).

Should the applicant wish to estimate the level of contribution that will be sought our calculator is available at the following address:

http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/roads_and_pathways/plans_and_projects/development_control_for_roads/planning_obligations.aspx#S106

For further information please contact strategicplanning@westsussex.gov.uk and please include "s106 Calculation query" and the location of the proposed site in the subject line.

Katie Kurek

STRATEGIC PLANNING