



To: Head of Planning
 Strategy & Planning Service
 Rother District Council
 Town Hall, Bexhill on Sea
 TN39 3JX

FAO: T Hardwick

Copy to: East Sussex Highways (s184 licence); PRoW Team ESCC

Date: 18.06.21
 Our Ref: RR/2019/2723
 District/Borough Ref:RR/2019/2723/P

Location: Furtherdown - land at rear, Main Road, Westfield TN35 4SL

Development: Erection of 2no. detached 4-bedroom residential dwellings with associated vehicle access.

Road Name or Number	A28	Consultation Date	10 February 2020
National Grid Reference	581413116014	Contact Officer Details	Kal Kamboh 01273 482287 kal.kamboh@eastsussex.gov.uk

Recommendation:

No objection		Objection	
No objection subject to the imposition of conditions	x	Objection due to insufficient information	

Executive Summary

This application is considered to be acceptable from a highway perspective subject to conditions

Response:

A further amendment has been provided for consultation which overcomes the highway objection to the provision of access improvement.
 The drawings provided are 6375/3/B and 6375/4. This arrangement provides for an appropriate access gradient, width, radii and driver sightlines of 120m x 2.4m in both directions. An acco drain is included to accommodate surface water to prevent flows from the site into the highway, which can be secured as part of a s184 licence agreement. The access width also allows a suitable area for residents to cross the A28 to reach the footway on the southeast side.

However, the site remains relatively detached from Westfield. There are bus services available at the football club (northbound) and at the medical surgery (southbound) though services are limited and the footway is narrow to reach these as referred to in the earlier response. A PRoW is directly nearby but does not have all-weather surface, but provides a traffic free route to Cottage Lane. Though not ideal, these links are present and give some travel option aside from the private car. A robust highway objection could not be sustained in this instance on this basis.

Highway conditions are requested as are recommended as follows:

1) Prior to occupation of the development hereby permitted, the reconstructed access shall be in the position shown on the submitted plans [6375/3/B and 6375/4] and laid out and constructed in accordance with the attached HT407 form/diagram and all works undertaken shall be executed and completed by the applicant to the satisfaction of the Local Planning Authority.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

2) No part of the development shall be first occupied until visibility splays of 120 metres by 2.4 metres have been provided at the proposed site vehicular access onto Main Road A28 in accordance with the approved plans. Once provided the splays shall thereafter be maintained in perpetuity and kept free of all obstructions over a height of 600mm.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

3) The development shall not be occupied until parking areas have been provided in accordance with the approved plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

4) The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls).

Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

5) The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use

Reason: In order that the development site is accessible by non car modes and to meet the objectives of sustainable development

6) The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with details which shall have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the turning space shall thereafter be retained for that use and shall not be obstructed

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

7) No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the

entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- temporary access provision
- measures to safeguard the public right of way (including temporary diversion of the footpath)
- the method of access, turning, egress and routeing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

8) No development shall take place on the site until an agreed pre-commencement condition survey of the surrounding highway network has been submitted and approved in writing by the Local Planning Authority. Any damage caused to the highway as a direct consequence of the construction traffic shall be rectified at the applicant's expense.

Reason: In the interests of highway safety and the amenities of the area

Highway Notes

The applicant will be required to acquire a Section 184 Licence with East Sussex Highways, for the provision of the reconstructed vehicular access. The applicant is requested to contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the licence being in place.

The applicant will be required to obtain a permit for any highway works/booking road space in accordance with the requirements of the Traffic Management Act, 2004. The applicant should contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the permit being in place

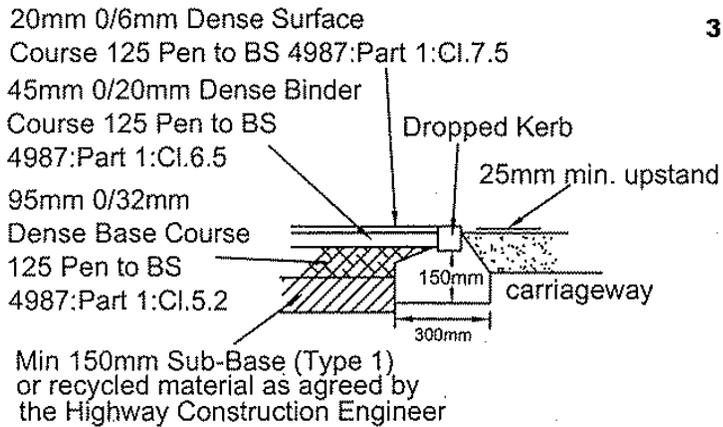
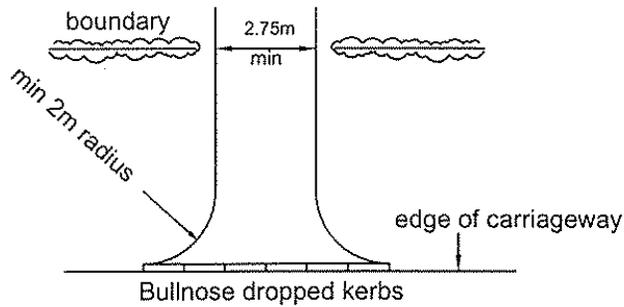
Due to the nature of the highway in the vicinity of the site, construction traffic could damage the carriageway/verges/public footpath. The Highway Authority will require the applicant to reimburse their legitimate expenses in making good any such damage. Prior to the commencement of development the applicant should contact East Sussex County Council' Transport Development Control team on 01273 482254 to arrange a photographic survey and joint inspection of the local highway network.

On behalf of the Highway Authority
For Director of Communities, Economy and Transport

HT401

DIAGRAMS

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THE AREA HIGHWAY MANAGER WILL REQUIRE NOTICE OF COMMENCEMENT OF WORKS ON OR ADJACENT TO THE HIGHWAY. SEE NOTE m) OVERLEAF.

Notes to be read in conjunction with attached highway comments and conditions

(a) In urban areas the treatment of the radii shall be accordance with the requirements of the Highway Construction Engineer.

(b) Any existing ditch shall be cleaned out to even fall and piped to a size to accept the maximum flow of water likely to arise (internal diameter 300mm or as agreed with the Highway Construction Engineer).

(c) Where an existing access is to be stopped up the applicant is required to raise the existing dropped kerb and make good the footway/verge and kerb.

(d) Any existing footway shall be made good with similar construction and surfacing.

(e) Where the edge of the carriageway is already defined by Continental Channel, dropped Continental Channel sections (if available) or concrete channel blocks shall be used instead of dropped kerbs and if necessary the transition between the constructions made in in-situ concrete to the satisfaction of the Highway Construction Engineer.

(f) Any gates are to be set back a minimum distance of 5 metres (11 metres for farm or industrial accesses) from the edge of the carriageway and are to open away from the highway.

(g) The applicant's attention is drawn to the necessity to ensure that no surface water can flow from the development onto the highway and similarly no surface water from the highway should be allowed to flow into the site. The provision (by the applicant) of positive drainage measures may be required to collect any flow of surface water.

(h) Any necessary alterations to the property or services of, any statutory authority or undertaker shall be carried out at the expense of the applicant and under the supervision of such authority or undertaker to their satisfaction.

(i) If the requirements outlined in these details and/or notes conflict with the requirements of the Fire Officer then the Fire Officer's requirements shall prevail.

j) Reference to Sub-Base (Type 1) in the access section diagram refers to graded granular sub base complying with Clause 803 Specification for highway works (SHW), Amendment – February 2016.

(k) The County Council charges a fee for works on or adjacent to the highway and will expect you to obtain a licence/ enter into a Private Works Agreement prior to the commencement of works. For crossovers (and minor access works) please call 0345 6080193 or email customer@eastsussexhighways.com For other highway works please call Transport Development Control on 01273 482254 or email TDC at developmentcontrol.transport@eastsussex.gov.uk. The Highway Inspectors require at least 15 days notice of your intention to commence works under a PWA in order that the necessary utility service checks may be completed before works commence. Three months notice is required for major schemes

(l) You must ensure that the contractor has ten million pounds public liability insurance and one of their employees holds a current Supervisors New Roads and Street Works Act Certificate and at least one operative on site should hold an Operators Certificate. A list of contractors with the required certificates is available from East Sussex Highways and the Transport Development Control (TDC) team.

For crossovers (and minor access works) please call 0345 6080193 or email customer@estsussexhighways.com For other highway works please call TDC on 01273 482254 or email TDC at developmentcontrol.transport@eastsussex.gov.uk

(If you decide to use one that is not on the list, you must ensure that copies of the certificates are supplied by the contractor to East Sussex Highways or the Transport Development Control Team).

(m) Your attention is drawn to the fact that your contractor will have to book road space under the Traffic Management Act 2004. Please ask them to contact the Network Co-ordination Team on 0845 60 80 193 who will need at least 21 days notice of the commencement of works.

HT 407(2)