

## Salehurst & Robertsbridge Neighbourhood Plan Examination Public Hearing

### Highway Access Position Statement

Currently the site comprises a large plot of land associated with the Vicarage. There is an existing access serving an old hall building on the site including a parking area in front of the hall. It is banked up from the road and there is a narrow access road (approximately 4m wide) leading from Fair Lane which has restricted visibility.

The site is allocated to provide approximately 10 units under Policy HO3 within the draft Salehurst and Robertsbridge Neighbourhood Plan. The Rother District Council (RDC) Core Strategy 2014 outlines a requirement for Salehurst and Robertsbridge to provide 155 units over the period 2011 to 2028. Therefore, this site has been allocated to provide 10 new dwellings in order to comply with this requirement.

The site is located on the south side of Fair Lane within Robertsbridge. Fair Lane is restricted to a speed limit of 30mph, however, due to the narrow width of the road vehicle speeds are estimated to be much lower at around 20mph. A speed survey is currently being undertaken in order to determine the average vehicle speeds along Fair Lane. It is proposed to close the existing substandard access and create a new access to the site, to the west of the existing access. The access will be designed in accordance with East Sussex County Council and Manual for Streets standards and will be constructed as a bellmouth. The internal access road will be a shared space. The proposed access will require some changes to the frontage including lowering part of the bank and removal of undergrowth across the site frontage. Using Manual for Streets, the visibility splays required would be 2.4m x 25m in each direction. These splays are achievable at the proposed access onto Fair Lane subject to the alterations detailed above. Subject to these improvements, this site would be capable of providing adequate access for residential development. A new landscaping scheme will be provided at the detailed design stage.

Based on the robust TRICS analysis, the development of 10 new dwellings is likely to generate 5 additional trips in the peak hours which is not severe and can be readily accommodated on the local highway network.

The site is within 6 minutes walk of Robertsbridge Railway Station providing regular services Hastings, Tonbridge, Sevenoaks and London. There are also good bus connections less than 3 minutes walk away. Thus the site is in a sustainable location.

Car and cycle parking for the proposed development will be in accordance with East Sussex County Council residential parking standards.

In conclusion, there are no unacceptable highway and transport impacts as a result of the proposals, an acceptable access meeting the East Sussex County Council standards can be achieved.

- End of Report

