



Tim Speed Consulting

*Highway Statement
Proposed Residential Development
Sandygate Lane, Ardsley*

for
Blackstone Developments

Document Validation

Project: Highway Statement, Sandygate Lane, Ardsley

Project number: TSC431

File reference: TSC431-01

Issue/Revision	Draft	Issue 1	Issue 2	Issue 3	Issue 4
Issue Date		28 th March 2018	6 th July 2018		
Prepared by		<i>Tim Speed</i>	<i>Tim Speed</i>		
Checked by		<i>Linda Richardson</i>	<i>Linda Richardson</i>		
Authorised by		<i>Tim Speed</i>	<i>Tim Speed</i>		



Tim Speed Consulting

29 Westacres Crescent
Newcastle upon Tyne
NE15 7NY

0191 241 2437
www.timspeedconsulting.co.uk



Contents

1. Introduction.....4

2. Existing Conditions 5

3. Proposals 6

4. Analysis of Academy Pick-Up Period Parking 7

5. Conclusions.....8

Appendix A - Proposed Site Layout

1. Introduction

1.1. Blackstone Developments is applying for planning permission for a residential development at Sandygate Lane, Ardsley.

1.2. This Highway Statement has been prepared to accompany the application.



2. Existing Conditions

- 2.1. The A635 Doncaster Road has a maximum speed limit of 40mph and has street lighting.
- 2.2. Doncaster Road in the vicinity of its junction with Sandygate Lane is a Clearway. Although there are no traffic signs advising of the termination of the Clearway on entry to Sandygate Lane, Barnsley Council's Traffic Regulation officers have advised that Sandygate Lane has Clearway status only for the first 15 metres from Doncaster Road.
- 2.3. Sandygate Lane has a carriageway width of 9.0 metres at 14 metres from the Give Way line at its junction with Doncaster Road (at the south-eastern end of the junction arcs). It reduces evenly to 7.3 metres at 55 metres from the Give Way line and retains that width to its south-eastern end.
- 2.4. Sandygate Lane is an extremely lightly trafficked street currently providing access to three retail warehouses at one location.

2.5. Survey of On-Street Parking

- 2.5.1. A survey of the locations of cars parked on-street on Sandygate Lane was undertaken 1430-1530 on Thursday 12th October 2017 to observe the situations before, during and after the nearby Oakhill Primary Academy pick-up period.
- 2.5.2. At the start of the survey period, one car was parked on the south-western side of Sandygate Lane near its junction with Doncaster Road.
- 2.5.3. At the peak there were 15 cars parked on the south-western side and ten cars parked on the north-eastern side of Sandygate Lane, a total of 25 cars. One car was parked on the southern footway of the Doncaster Road/Sandygate Lane junction.
- 2.5.4. At the end of the survey period, the same car which was parked on Sandygate Lane at the start of the period was still parked there.



3. Proposals

- 3.1. It is proposed that 19 houses, each with direct driveway access, are constructed on land on the south-western side of Sandygate Lane. The proposed layout is shown in Appendix A.
- 3.2. The driveway access for the most north-western dwelling is 25 metres from the start of Sandygate Lane at its junction with Doncaster Road. Visibilities of a car reversing from that driveway to Sandygate Lane from a vehicle turning left or turning right from Doncaster Road are 38 metres and 40 metres respectively. These are visibilities relevant to Manual for Streets vehicle speeds of 27mph and 28mph respectively. Because vehicles turning left or turning right from Doncaster Road would be travelling along a small radius route, those vehicles are extremely unlikely to be travelling in excess of those speeds and therefore there would be no resulting road safety issue.



4. Analysis of Academy Pick-Up Period Parking

- 4.1. At a carriageway width of 7.3 metres, a car could be parked on-carriageway on each side of Sandygate Lane leaving over 3.5 metres for cars travelling along the street. At a carriageway width of 7.8 metres or more, a car could be parked on-carriageway on each side of Sandygate Lane and still allowing two-way car movements along the street.
- 4.2. With the proposed development in place, there would be 28 driveways associated with the 19 houses. Eight cars would be able to park on the south-western side of the Sandygate Lane carriageway without causing access obstacles to those driveways. 22 cars could be parked on the north-eastern side without causing access obstacles to the proposed driveways. Therefore, with the proposed development in place there would be the availability of on-street parking for 30 cars, six more than were surveyed at the peak of the pick-up period on Thursday 12th October 2017.
- 4.3. The locations of the proposed driveways on the Sandyford Lane south-western footway would provide passing places to enable a two-way vehicle flow along the street even with cars parked on both sides (except at the driveway locations on the south-western side).
- 4.4. It is the case that purchasers of the houses would be aware of the on-street parking associated with Oakhill Primary Academy drop-offs and pick-ups.



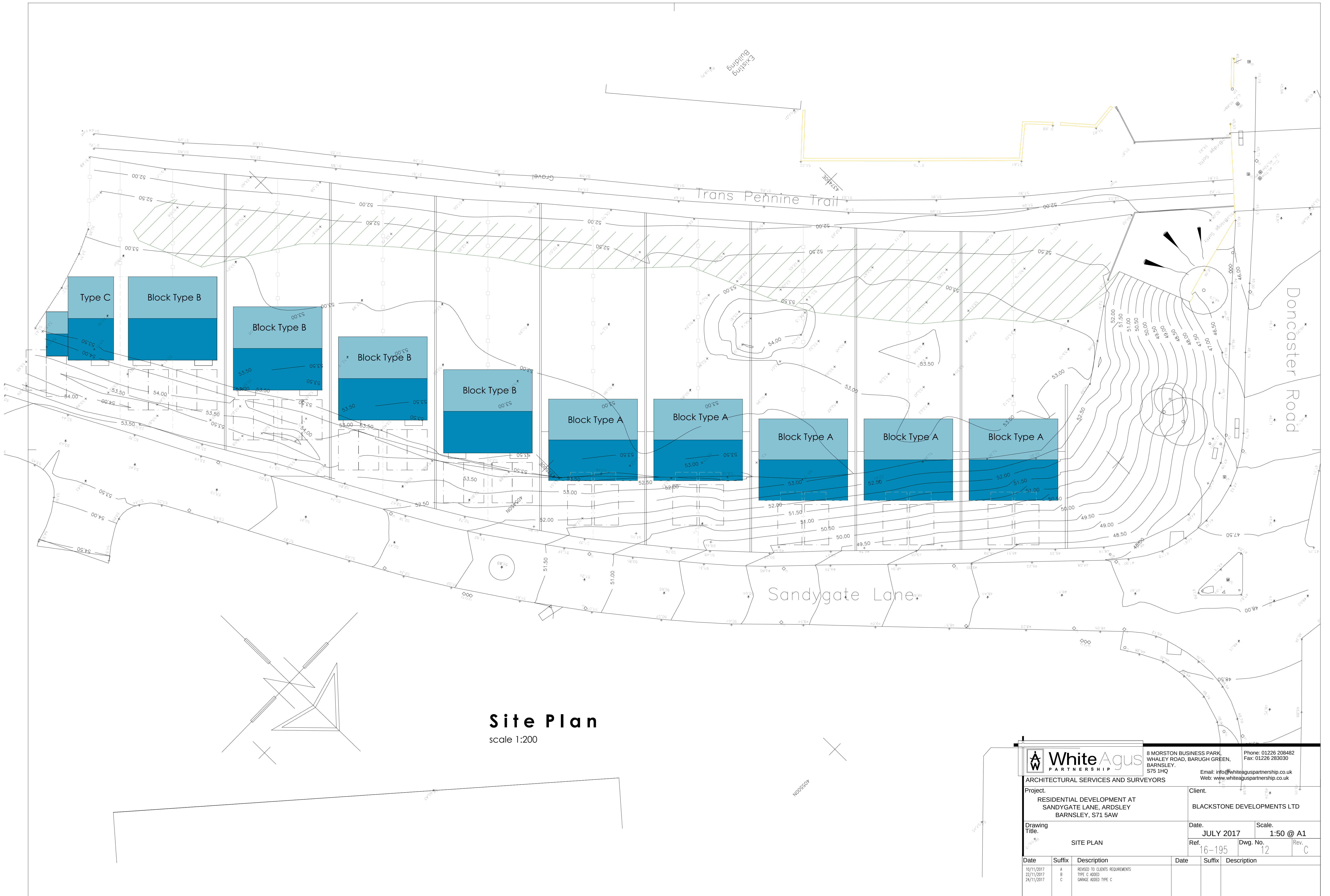
5. Conclusions

- 5.1. Blackstone Developments is applying for planning permission for 19 houses at Sandygate Lane, Ardsley.
- 5.2. At the peak of the Oakhill Primary Academy pick-up period on Thursday 12th October 2017, there were 15 cars parked on the south-western side and ten cars parked on the north-eastern side of Sandygate Lane, a total of 25 cars.
- 5.3. Even with the reduction of on-street parking space resulting from the proposed driveway crossings of the footway associated with the proposed development, there would be the availability of on-street parking for 30 cars.
- 5.4. The third bullet point of paragraph 32 of the National Planning Policy Framework states “Plans and decisions should take account of whether improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.
- 5.5. The proposed residential development will neither create a significant highway impact nor result in a severe residual cumulative highway impact.



Appendix A
Proposed Site Layout





Site Plan
scale 1:200



8 MORSTON BUSINESS PARK,
WHALEY ROAD, BARUGH GREEN,
BARNSELY,
S75 1HQ

Phone: 01226 208482
Fax: 01226 283030
Email: info@whiteaguspартnership.co.uk
Web: www.whiteaguspартnership.co.uk

ARCHITECTURAL SERVICES AND SURVEYORS

Project.
RESIDENTIAL DEVELOPMENT AT
SANDYGATE LANE, ARDSLEY
BARNSELY, S71 5AW

Drawing
Title.
SITE PLAN

Date
10/11/2017
22/11/2017
24/11/2017

Suffix
A
B
C

Description
REVISED TO CLIENTS REQUIREMENTS
TYPE C ADDED
GARAGE ADDED TYPE C

Date

Suffix

Description

Client.
BLACKSTONE DEVELOPMENTS LTD

Date.
JULY 2017

Scale.
1:50 @ A1

Ref.
16-195

Dwg. No.
12

Rev.
C