

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 November 2018 09:25
To: Planning Scanning
Subject: FW: aha! Highway Audit Visibility Splays AB/36/18/PL

From: Anita Gardner
Sent: 21 November 2018 13:58
To: Planning.Responses
Subject: FW: aha! Highway Audit Visibility Splays AB/36/18/PL

[REDACTED]

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Juan Baeza
Sent: 21 November 2018 12:37
To: [REDACTED]
Subject: RE: aha! Highway Audit Visibility Splays

Dear Mr Burrows

Since I contacted you on the 5 November I understand that Mr Townsend of County Highways has contacted you responding to matters you have raised concerning access and visibility splays. Similarly on other matters you have raised concerning the protected trees I understand you have been contacted by the Council's tree officer Mark Warwick.

I can confirm that we have received Counsel formal advice and what follows is complaint with that advice.

The latest plans submitted have been processed as substitute plans. In my opinion these plans are sufficiently detailed to allow the application to be determined. The clarifications in the distances to adjoining properties do not materially alter the proposal and there is no requirement for the application to be re-advertised.

Further the ownership Certificates currently submitted with the application details are considered to be acceptable. No land owners have submitted title deeds to demonstrate that they have a legal land ownership interest in the site which has not been acknowledged. However dependant on the receipt of highway advise and visibility splay requirements this may alter. The red edge of the application should include visibility splay areas and if the red edge is amended to incorporate them notice would need to be served on the adjoining land owner. In order to comply with any visibility related conditions the applicant would need to have control over the splay area in the long term, although how this would occur is essentially a private matter.

Mrs Gardner, the case officer, will have a report ready by the end of this month at which point you will be advised whether or not the recommendation needs to go to the Council's Development Control Committee for a decision or whether a decision can be made under delegated officer powers.

Please be assured that all your comments have been taken into account and that will continue to be the case right up until when the application report is prepared where all matters will be addressed.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Juan Baeza
Sent: 05 November 2018 12:56
To: [REDACTED]
Cc: Anita Gardner
Subject: FW: aha! Highway Audit Visibility Splays

Dear Mr Burrows,

By way of an update we have today received counsel advice and will be looking at the advice received with reference to the details of the application. Unfortunately I am away Thursday and Friday this week so will not be able to provide you with a full response till next week. I will get back to you no later than the end of next week.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Juan Baeza
Sent: 19 October 2018 14:51
To: [REDACTED]
Cc: Anita Gardner
Subject: RE: aha! Highway Audit Visibility Splays

Dear Mr Burrows

This email is to advise you that we have today brought all the information that you have submitted, to date, claiming that this application is invalid to the attention of the Council's barrister. He has been asked to provide advice so that we are clear that the application is in a fit state to allow determination.

Once we have received that advice I will provide you with a further update.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



From:

Anita Gardner

Sent: 19 October 2018 14:06

To: Juan Baeza

Subject: FW: aha! Highway Audit Visibility Splays

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



From: Adrian Burrows

Sent: 18 October 2018 11:18

To: Anita Gardner; Peter Tanner

Subject: aha! Highway Audit Visibility Splays

Dear Anita,

we note peter tanners email to your office dated 17th oct 2018 which seeks to meet you to address issues raised inter alia by "various third parties"

we have no doubt that this refers to the major and flagrant breach of planning law that we have alerted you to .

It is vital that AHA! also attend any such meetings in circumstances where AHA! and our representation maybe being discussed.

please confirm that no meetings will take place without our presence.

whilst writing, we have noted that a Highway Safety Audit has been belatedly produced by the applicants. Please confirm whether the audit shows visibility splays for both vehicles and pedestrians. On the version we can see online, there are no splays.

we alert you to para 108 b) ,110 a),b) c) and d) of the NPPF which explains the importance of access arrangement to sites particularly for the encouragement of safe modes of sustainable transport such as walking.

The Highway Audit which appears to show a complete lack of visibility splay for vehicles and pedestrians particularly those in mobility scooters egressing the main access rd. The flood wall restricts the visibility splays because it is higher than the mobility scooter eye line as defined by highways guidance DB32.

Please can you request the audit addressed these splays showing a cross section of the eye line of mobility scooters and pedestrians (including children).

thanks,

Adrian Burrows