

[REDACTED]

From: Ian Hayward [REDACTED]
Sent: 14 March 2018 11:14
To: Simon Davis
Subject: RE: LAND AT FONTWELL AVE CHICHSTER PLANNING AL/136/17/PL

Afternoon Simon,

As per my response dated 07/02/2018 concerns were raised pertaining to visibility at the newly proposed access at the southern extent of the site in the northern direction (southbound) and vehicle tracking for the new internal access layout.

A revised plan CHI/17089/P has been provided.

I note a 2.4 x 54 metre visibility splay has been annotated on the proposed site plan. This is below the minimum 59 metres splay as calculated using Manual for Streets Stopping Sight Distance calculation coefficients based upon the historic speed survey data of (37.1 mph 85th percentile approach speed).

In addition this splay has been drawn to the opposing side of Fontwell Avenue, the splay should be drawn to the nearside carriageway edge, or with an offset of 1.0 metres, in line with current guidance and standards within Manual for Streets.

While vehicle tracking has been provided at the proposed southern access point it does not show how the vehicle large emergency / service vehicles will then access the internal access arrangements.

I would not be minded to accept that this latest information demonstrates that safe and suitable access can be achieved at the southern extent of the site. The conclusions of my response dated 07/02/2018 would still be considered relevant. Please can you re-raise with the applicant?

If the applicant needs to speak on the phone or email to go over our requirements please feel free to pass on my contact details.

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place Directorate
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

From: Simon Davis [REDACTED]
Sent: 23 February 2018 15:52

To: Ian Hayward
Subject: FW: LAND AT FONTWELL AVE CHICHSTER PLANNING AL/136/17/PL

Dear Ian,

In response to your comment on visibility, I have received the attached plan and photos. Look forward to your further comments.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: In the office next door to the Ash Room, first floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: studio-lets [REDACTED]
Sent: 21 February 2018 16:03
To: Simon Davis
Cc: 'DAVE PARKER'
Subject: LAND AT FONTWELL AVE CHICHSTER PLANNING 2 OF 2 REV B.pdf

Hi

I enclose a revised drawing as requested. This shows the now approved plan for the middle plot. I have also had visibility plays marked. I will also send some photos taken yesterday to show the visibility without the overhanging vegetation which has been removed.

Regards
David Atkins

<http://www.arun.gov.uk>

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