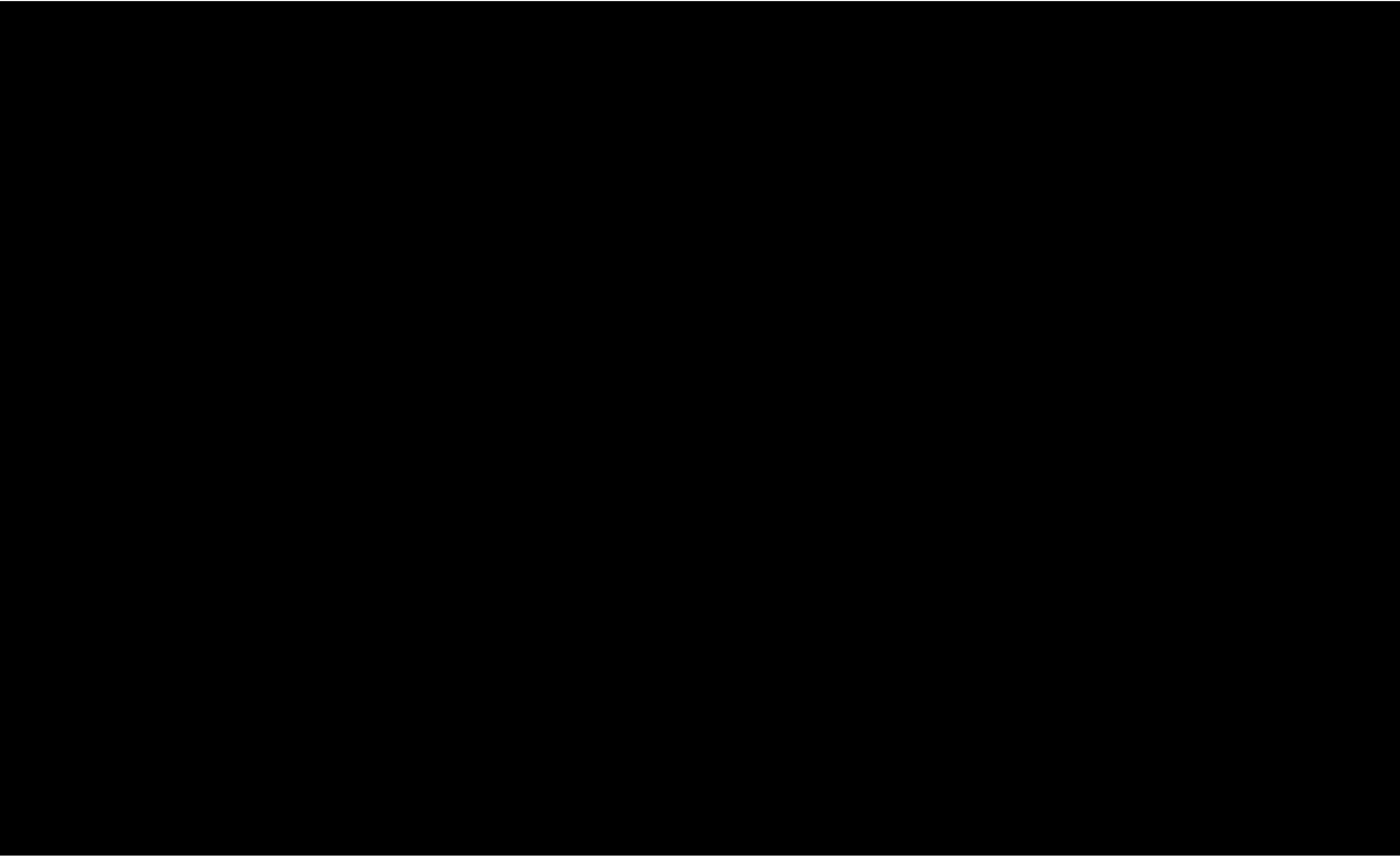




From: Ian Hayward [REDACTED]
Sent: 04 May 2018 15:02
To: Simon Davis
Subject: RE: AL/136/17/PL Fontwell Avenue

Afternoon Simon,

As per my response dated 14/03/2018 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 63 metre visibility splay has been annotated on the proposed site plan. This is greater than 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).

However this splay has still 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

responses dated 07/02/2018 & 14/03/2018 would still be considered relevant. Please can you re-raise with the applicant?

I know I have previously spoken with the applicant before but please reiterate if they needs to speak on the phone or email to go over our requirements to please contact me again. The splays need to be drawn correct to ascertain if they are achievable and to establish to what extent (if any) they will require land fronting plots 2 and 3.

It has also come to my attention that previous permissions at this site secured via condition the turning provision which will be lost if this application was to be permitted. While this in/out arrangement would mitigate the loss of the turning head, some variation / removal of condition considerations may be required to the previously approved applications at the site.

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

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