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1st April 2015

Dear Sir/Madam,

Planning Statement – Proposed new vehicular access at Merrivale, Station Road, Angmering, West Sussex.

I refer to the above and enclose herewith the completed application forms together with a site plan and layout plan showing the proposal. Also enclosed is a cheque to the value of £195.

The required checklist and Biodiversity Checklist are also enclosed.

Introduction.

Planning permission was granted under Ref. A/136/14/PL on the 11th November 2014 for the erection of two 4 bedroom house with garages on the site of the detached property Merrivale following its demolition.

The construction of the new houses is currently being undertaken and the applicant's believe that a better access arrangement can be achieved by creating a new access to Plot 1 rather than the two houses sharing the same access.

From the submitted drawings it can be seen that apart from the actual formation of the new access there would be little change to the frontage with existing shrubs and bushes replanted as shown on the layout plan.

Equally, there is no change to the location of the two double garages that would retain the ability for drivers to turn on site so as to leave in a forward gear.

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Highway considerations.

Much of Station Road has traffic calming through "pinch points" that give one way priority. This significantly reduces speed and given that visibility splays of 2.4m x 90m. can be achieved in each direction there should be no highway hazards as a result of a further access in the location proposed. Furthermore, there is a parking area in front of the proposed entrance gates that allows vehicles to park clear of the highway.

Conclusions.

In essence, apart from the separation of the two turning areas with planting now between them, the only differences between the approved access arrangements and those proposed is the actual formation of the access onto the highway and the increased area of soft landscaping to the frontage of the site that hopefully will be welcomed.

Yours faithfully,

A black rectangular box redacting the signature of David Harris.

David Harris.