



From: Maddi Simpson [redacted]
Sent: 21 October 2020 16:08
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Fontwell Avenue | Members Briefing Panel

Hi Simon,

Please see responses to the below as follows:

The extent of hedgerow loss

As you mentioned the southern area of hedgerow being removed is non-native category B. The picture attached clearly shows that it is a domestic style hedge. Lizard Ecology have confirmed that the length is approximately 24.5m and width approximately 2.0m.

Why WSCC had said vehicular access couldn't be taken from Level Mare Lane

The provision of an access onto Level Mare Lane was assessed and discussed at length with WSCC during pre-application discussions.

Whilst there is a suitable design of access that could be provided from the site onto Level Mare Lane, WSCC were concerned over the suitability of the Level Mare Lane/A29 Fontwell Avenue junction, given the traffic already present on Level Mare Lane and that flows on the A29 Fontwell Avenue in this location, which will be increasing as part of the A29 realignment scheme.

Survey data obtained of Level Mare Lane confirms that this route is subject to over 300 vehicles a day. This, combined with the flows on the A29 Fontwell Avenue (which would only increase due to the A29 realignment scheme), required an assessment to confirm whether a ghost island right turn lane would be required in accordance with CD 123 figure 2.3.1 (design guidance).

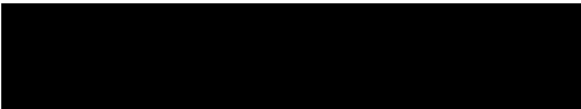
During pre-application discussions, WSCC confirmed that they would not accept a net increase in trips at the Level Mare Lane/A29 Fontwell Avenue junction without the implementation of a right turn lane, given the flows on Level Mare Lane.

Due to the extent of highway boundary land available it is not technically possible to widen the road to accommodate the improvements required to the Level Mare Lane/A29 Fontwell Avenue junction to provide a right turn lane.

Access via the Level Mare Lane/A29 Fontwell Avenue junction is not acceptable in its current form.

Thanks,
Maddi

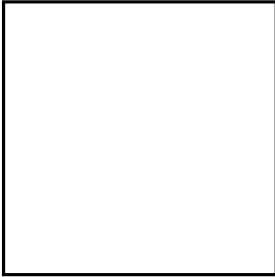
Maddi Simpson
Planner, Planning





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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 20 October 2020 17:26

To: Maddi Simpson [REDACTED]

Subject: RE: Fontwell Avenue | Members Briefing Panel

Maddi,

Cllrs wanted to know/wanted clarification on:

- **The extent of hedge loss** – I consider this to be in the Ctte report where it says *“The application proposes to remove 13 category B trees and the existing hedgerow along Fontwell Avenue in order to facilitate the new access. Additional hedgerow is to be removed along the southern boundary due to the need to put in new parking spaces.”*
I will add in the comment you mentioned earlier about the southern bit of hedge being non-native & category B but if you can give me a measurement in metres as to length of hedge removed then I can have that to hand.
- **Why WSCC had said that you can't take access from Level Mare Lane** – I suspect the answer to this is that they haven't and that you had always proposed access from Fontwell but please confirm.

Daniel also thought there was disappointment the drainage had not been fully resolved. However, he said to also ask Roger Spencer (Engineering Manager) who had also attended the Meeting. I have done so and Roger didn't think there were any particular drainage issues.

Please also see final Tree Officer comments received yesterday. I will report these to Members.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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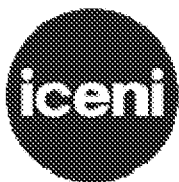
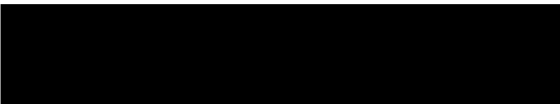
From: Maddi Simpson [REDACTED]
Sent: 20 October 2020 15:48
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Fontwell Avenue | Members Briefing Panel

Hi Simon,

Have you been able to catch up with your team leader today? We would like to respond to the queries raised as soon as possible.

Thanks,
Maddi

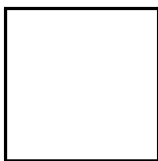
Maddi Simpson
Planner, Planning



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Winner: Award for Best Use of Arts, Culture of Sport in Placemaking (Illuminated River)
Winner: Planning Permission of the Year (Leven Road Gasworks, St William)

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