

Vivid Design Studio Ltd
The Barn
Calcot Mount Business Park
Calcot Lane
Curdrige
SO32 2BN

Date: 8th April 2020

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: BR/27/20/DOC

Dear Mr Dudley,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref BR/63/19/PL relating to Condition Nos 3 - dustbin storage, 5 - renewable energy, 7 - material & finishes, 10 - Construction Management Plan, 13 - cycle parking spaces, 15 - visibility splays and 16 - pedestrian visibility splays

15-17 Kew Gardens Bognor Regis PO21 5RD

Notification regarding the above application:

Condition Number 15

No part of the development shall be first occupied until maximum visibility splays shall be provided at the site access onto Kew Gardens in accordance with a plan to be submitted to and approved by the planning authority. These splays shall thereafter be kept clear of all obstructions to visibility above a height of one metre above the adjoining road level.

Reason: In the interests of road safety and in accordance with policies T SP1 of the Arun Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

West Sussex County Council Highways have been consulted and commented submitted drawings: 'Maximum achievable vehicular visibility splays have now been demonstrated from each access point to the public highway. Whilst some of these splays pass through lay-by Manual for Streets 2 paragraph 10.7.1 states that Parking in visibility splays in built-up areas is quite common, yet it does not appear to create significant problems in practice. Ideally, defined parking bays should be provided outside the visibility splay. However, in some circumstances, where speeds are low, some encroachment may be acceptable. The LHA consider that Kew Gardens is low speed and lightly trafficked and therefore the splays demonstrated are acceptable and plans and details pertaining to condition 15 are acceptable.'

The approved details are hereby:

Drawing No.16, Proposed Visibility Plan, Plots 1,2 & 3 received on 06/04/2020 and
Drawing No. 17, Proposed Visibility Plan, Plots 4,5 & 6 received on 06/04/2020

Therefore, the condition is fully discharged insofar as the submission of details relates and on the understanding that the splays demonstrated will be permanently retained.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning