



Arun District Council
Arun Civic Centre
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Knightsgate UK Ltd
39 Brook Lane
Warsash
Southampton
SO31 9FF

Your Ref: EG/10/18/DOC

Please ask for:

Mr S Davis

05 April 2018

Dear Mr J Ribbans

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 planning permission EG/41/17/PL relating
to conditions No. 3 (Surface water drainage scheme), 4 (Watercourses), 5 (Watercourses), 6
(Surface water sewerage disposal), 7 (Tree retention & protection plan), 8 (Construction
management plan), 9 (Screen walls & fences), 10 (Landscaping scheme), 11 (Cycle storage), 12 (Bin
enclosures), 15 (Visibility splays), 22 (Flood risk assessment) & 23 (External lighting)
59 Elm Grove Barnham,,

Notification regarding the above application:

Condition Number 15

No part of the development shall be first occupied until visibility splays of 2.4 metres depth by the maximum achievable length have been provided at the proposed site vehicular access onto Elm Grove in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

Decision:

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

The details submitted in respect of the visibility splays, as shown on drawing KGUK-18-001-150 Site Layout Plan have been assessed by the Highways Authority and are considered to be acceptable so as to satisfy the requirements of the condition. They do note though that the proprietor of Elm Grove should be made aware of the requirement to maintain the splays below a height of 0.6m above the adjoining road level.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the visibility splays will be implemented in accordance with the submitted drawings and permanently retained thereafter.

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