

Ivon Blumer Architects Ltd
Orchard HUse
41 West Drive
Bognor Regis
PO21 4LZ

Date: 18th November 2025

Please ask for: Harry Chalk

Tel: 01903 737577

Your Ref:

Our Ref: FP/159/25/DOC

Dear Mr Blumer,

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 FP/175/07/ relating to conditions 2-surface treatment to all hardened surfaces, 5-vehicle turning on site, 6-access details, 8-visibility splays and 9-hard and soft landscaping (please see FP/158/25/DOC for condition 7-surface water drainage).

Outerwyke Farmhouse 55 Felpham Way Felpham PO22 8PU

Notification regarding the above application:

Condition Number 8

The access shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

- (1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-
- (2) (a) A line 2.4 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Felpham Way.

(b) Lines 70 metres long on each side of the access measured along the nearer edge of the carriageway of Felpham Way, from their intersection with the centre line of the proposed access.

(c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Decision:

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

Following the advice of WSCC Highways the following details are confirmed as acceptable with regards to the above condition:

- Proposed Site Layout IBA/611/PC02 (Dated: 26/09/25).
- Visibility Splays IBA/611/PC03 (Dated: 20/09/25).
- Letter from WSCC Highways confirming grant and conformity of the existing access with VCO License No. CONV-02683.

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