

Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Date: 6th September 2019

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: LU/248/19/DOC

Dear Mr Clark,

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 APP/C3810/W/18/3197149 (LU/162/17/PL relating to Condition Nos 8 - materials & finishes, 9 - landscaping scheme, 10 - Construction Management Plan, 13 - visibility splays, 14 - pedestrian visibility plays, 16 - cycle parking and 18 - street lighting.

Land At Toddington Farm North And West Of 1 To 3 Toddington Toddington Lane Littlehampton BN17 7PN

Notification regarding the above application:

Condition Number 13

No part of the development shall be first occupied until visibility splays of 2.4m x 43m in the leading traffic direction and 2.4m x 23m in the trailing traffic direction have been provided at the proposed site vehicular access onto Toddington Lane in accordance with plans and details submitted to and approved in writing 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.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition is refused on the basis if the information submitted for the following reasons: The splay in the leading traffic direction (so looking south from the access point) appears acceptable. However, the one to the north (so trailing direction) only measures 23m. It is recommended that it be extended back into the site and then shown extending further northwards into the carriageway. Also, some form of structure appears to be shown in front of plots 1-3 which is on public highway. No structure would be permissible on highway land. Further additional details will be required in order for the condition to be discharged.

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