

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 14

No part of the development shall be first occupied until pedestrian visibility splays of 2m x 2m have been provided either side of all access points onto the public highway on plans to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be 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 pedestrian visibility splays are shown incorrectly. They should be provided where access points (vehicular and pedestrian) emerge to the back-edge of any footway (i.e. the stairs and ramp). A further splay (suitable for peds/motorists) should be shown at the western-end of the proposed footway as this is where pedestrians will be interacting with the carriageway given that the footway terminates at this point.

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