

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

Date: 19th December 2019

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: LU/295/19/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 9 - landscaping, 10 - Construction Management Plan, 13 - vehicular visibility splays, 14 - pedestrian visibility splays, 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 **APPROVE details reserved by this condition**

This condition is discharged in so far as submission of details relates and refers to plan 2.32 rev A with visibility splays shown in both directions taken from a 2.4m (centreline) distance appear to concur with that considered and approved as part of the recent Planning Appeal decision for the development site.

Splays are shown at 43m in the leading traffic direction (looking south from the access) and 23m in trailing direction (looking north).

Please note that the structure shown in front of plots 1-3 might need to be assessed further at the

detailed S278 design stage.

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