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*CIVIL ENGINEER, DEVELOPMENT CONSULTANT AND
SAFETY COORDINATOR*

17 BRAMBLETYNE AVE. SALTDEAN E.SUSSEX BN2 8EL Tel 01273 303702

Arun District Council
Planning Department

February 8th 2017

Dear Sir/Madam,

Toddington House, Toddington Lane, Littlehampton

Planning Application for Permanent Vehicular Crossover

Planning approval has been granted for the extension to Toddington House (**LU/73/16/HH**) which includes a vehicular entrance into the garden and planning approval is now being sought to provide a vehicular access onto the highway which includes the facility to turn and leave in a forward direction (See drawing No. 0000-200 in **Appendix A**).

History

In 2015 extensive Pre-App discussions were held with a Mr Benjamin Whiffin as to providing safe traffic management measures to construct at that time the proposed extension and to provide a vehicular access onto the site.

It was finally agreed that a temporary layby would be used to facilitate construction vehicles and materials. This proposal included a widened access onto the site to assist construction.

Mr Ben Whiffin agreed that following completion of the extension the temporary vehicular entrance and layby could be modified to provide a permanent vehicular access to the new extension. The temporary layby would be partially removed and a vehicular crossover would be constructed which would allow vehicles to back into a widened bellmouth and enter the highway in a forward direction (See attached drawing in **Appendix A & C**).

The temporary layby has been granted permission following agreement with Network Rail and as the works required crossing a drainage ditch the approval of the West Sussex Flood Risk Partnership (**See Appendix B**) was also required and obtained for both the temporary and permanent crossover. The temporary layby has now been completed and the extension work is well under way.

The layout of the permanent crossover was agreed with Mr Ben Whiffin but formal approval was needed by another department. He did in his email dated 9th September 2016 agree to guide us through the formal approval process.

The provisionally approved layout has been worked up and shown on drawing No. 10029 – DPA-03 forming part of this application (**See Appendix C**).

Toddington Lane at this point is within a 30mph speed limit zone albeit vehicles approaching from the north are slowed beneath this speed as they pass over the railway level crossing and vehicles approaching from the south have had to negotiate a sharp left turn so they too are slowed down to below 30mph.

Visibility from the access to both the left and right is satisfactory and vehicles wishing to enter and exit the site can do so safely with the facility to turn within the widened bellmouth and leave in a forward direction.

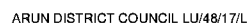
It is therefore considered that the Highway Authority should not object to this proposal.

Yours sincerely

A black rectangular box redacting the signature of Allen.

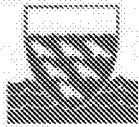
Allen

AUTOTRACK TURNING CIRCLES



APPENDIX B

DRAINAGE AUTHORITY APPROVAL



West Sussex Flood Risk Partnership

Our ref: LDC/ARUN/2016/003

Your ref:

Date: 19th October 2016

Mr A Rollings
17 Brambletyne Avenue
Saltdean
East Sussex
BN2 8EL

Dear Allen

RE: Land Drainage Works – Toddington House, Toddington Lane, Littlehampton

Thank you for your application for Ordinary Watercourse Land Drainage Consent.

I confirm that your proposals for the permanent and temporary* works are approved by the West Sussex Drainage Partnership. I enclose consent number LDC/ARUN/2016/003 issued under Section 23 of the Land Drainage Act 1991.

Please notify this authority no less than seven days before commencement and upon completion of the works via one of the methods of contact below, quoting the above consent number for reference. Please note that inspections will be carried out as deemed necessary.

The applicant must provide photographs of the works during construction and on completion, and forward digital copies to this office. **Please note the 'Conditions' attached to this approval.**

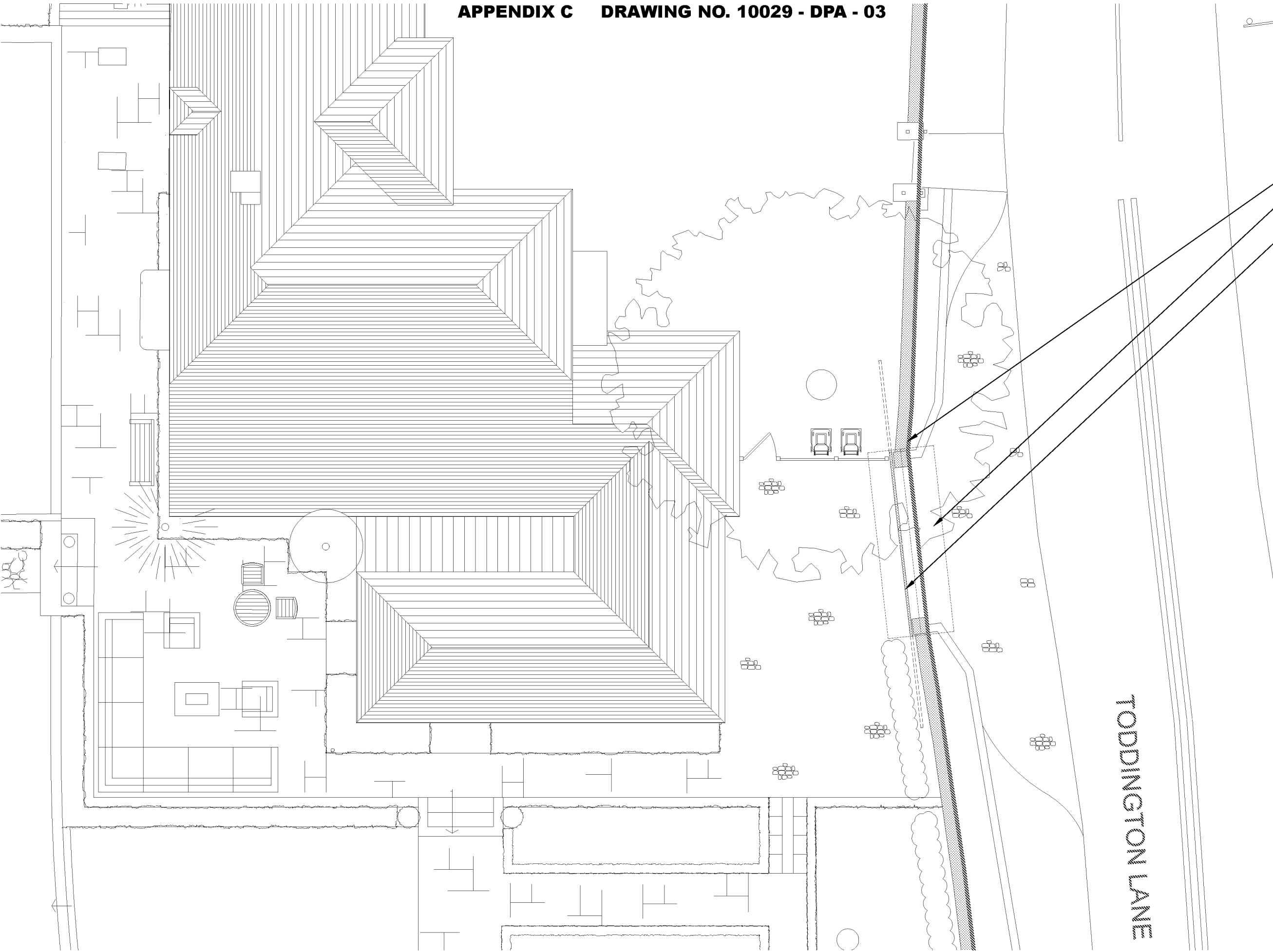
Yours sincerely


Mr Paul Cann
Senior Engineer (Drainage & Coastal)

Arun District Council
Engineering Services
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Tel: 01903 737819
Email: paul.cann@arun.gov.uk

West Sussex Flood Risk Partnership – Please contact your Local Authority Land Drainage Team



- SITE BOUNDARY
- PROPOSED VEHICULAR ACCESS
- PROPOSED LYCH GATE & SLIDING GATES



© jbachitecture, all rights reserved.
Use figured dimensions only.
All dimensions are to be checked on site before
any work is carried out. Please contact the
Architect immediately regarding any
discrepancies discovered on site.

Rev.	Notes	Date
 JB ARCHITECTURE The Bricks, Manor Farm Barns Chichester, West Sussex, PO20 7PL T: 01243 785342 E: admin@jbarch.co.uk W: www.jbarch.co.uk		
Project Toddington House Toddington Lane Littlehampton BN17 7PN		
Drawing Proposed Site Plan		
Drawn By JP		Scale 1:100 @ A3
Date Jan 2016		Revision
Drawing No. 10029 - DPA - 03		

SITE PLAN 1:200 @ A3
PROPOSED