



Louis Weller <admin@lrwcivildesigns.com>

RE: PSI_3618 Blackwell Farm Road, East Grinstead, Planning CDN 13 (DM/22/1532) Original Application granted planning consent for access DM/20/1333 - Follow up after call earlier

1 message

Emma Avis <Emma.Avis@westsussex.gov.uk>
To: Louis Weller <admin@lrwcivildesigns.com>
Cc: Lee Moses <Lee.Moses@westsussex.gov.uk>

Tue, Feb 11, 2025 at 2:48 PM

Afternoon Louis,

Just following up after our telephone call earlier.

I understand that the original visibility splay (43m) can't now be provided due to tree and utility box location restraints and you seek to reduce the visibility splay in line with the recorded speeds of the road, instead of the posted speed limit.

If you could update the site access plan to amend the visibility splays to 31m to the south and 33m to the north which are the required SSD's required, determined by the 85th percentile speeds of the speed survey results. This is calculated using Manual for Streets 2 parameters (Table 10.1). We would also accept these being drawn to a 0.5m offset from the kerb edge.

As discussed could you also remove the double yellow lines proposal on the opposite side of the road to the access, the LHA note the auditors comment under problem 3.3.2 of the stage 2 RSA but feel that this is not needed to accommodate a refuse vehicle over running the centreline a little on exiting the site, which is not a frequent daily occurrence. This happens all over West Sussex and in a residential area at low speed it doesn't appear to cause any safety risk. The excessive double yellow lines proposal would remove all on street parking opposite the site for the dwellings there, these don't appear to have any off street parking. Even though TRO works need to be shown on the access plan, please bear in mind that any TRO is separate to the planning application and a process/consultation the developer will have to process separately for the double yellow lines proposed either side of the access.

Could you provide revised tracking drawings for the refuse vehicle, entering and exiting the site access, the fleet MDSC use are the 10.5 x 2.6m trucks. Would be worth adding some parked vehicles on the tracking too opposite the site access, to demonstrate the movement.

If you then run all that past the Road Safety Audit team for their views, either a letter from them or an updated RSA 2 would be fine to submit. Also update the RSA Response Report. If you have any issues with the RSA or wish to discuss their response with us first please let us know.

Once all of the above is ready please submit to the Planning team at MSDC with an application to vary the planning application relating to the site access plan under DM/20/1333. They will then consult WSCC Highways

and we can provide formal comments. Once these are done then Lee in the s278 team will be able to carry on with the s278 technical approval work.

Kind Regards,

Emma

Emma Avis (MCIHT) – Planner

West Sussex County Council, County Highways Team, Planning Services

Phone: 0330 222 5336



From: Louis Weller <admin@lrwcivildesigns.com>

Sent: 10 February 2025 10:41

To: Emma Avis <Emma.Avis@westsussex.gov.uk>

Subject: Re: PSI_3618 Blackwell Farm Road, East Grinstead, Planning CDN 13 (DM/22/1532) Original Application granted planning consent for access DM/20/1333

****EXTERNAL****

Hi Emma,

Are you able to give me a quick call to discuss the email below?

Many Thanks,

Louis Weller

Civil Engineer and Company Director

Mob: 07799 907484

Office: 01243 304401

Email: Admin@lrwcivildesigns.com



On Wed, 5 Feb 2025 at 14:04, Emma Avis <Emma.Avis@westsussex.gov.uk> wrote:

Afternoon Louis,

The last correspondence I have on the site is from April 2023 when MSDC approached us to say they were going to refuse the variation of condition application (DM/22/1532), which was to reduce the visibility splays in line with new speed data that had been carried out in November 2021. WSCC Highways Planning had previously requested under this application that the location of the ATC was confirmed and that the proposal to reduce the visibility splays was run past the RSA team, with the RSA being updated and submitted, along with a GG 119 complaint RSA Response Report, then WSCC could review this and process the RSA documents and planning application as required.

As far as I can see and remember the location was confirmed and a picture provided but nothing ever came forward with regards to the RSA information, I assume that's why MSDC refused the application in the end due to insufficient information being provided to allow for a full assessment to be made.

I think the site also changed consultants from memory as I meet yourself and Stuart on site to discuss moving the access that had permission in August 2021, due to some issue with underground HV apparatus at the approved site access location, but I assume this is not an issue now as the access is going ahead in the approved location.

From the s278 drawings it appears the access is to remain in situ, as approved under DM/20/1333. So going forward you will need to do the following to apply to reduce visibility.

- Apply to MSDC again to vary condition 13.
- Provide an explanation as to why visibility is required to be reduced from that approved, which is currently in line with the posted speed limit (30mph).
- Provide the 2021 ATC data and the location picture – but please note there is strong objection to this site and the ATC is from 2021, technically it is still in date being less than 5 years old and nothing in the location of the ATC infrastructure wise has changed, but just be aware that there may well be strong objection to 2021 data being used from objectors.
- As above please provide a revised/updated Stage 1 RSA that includes commentary from the RSA team about the revised proposed visibility splays, as well as a GG 119 complaint RSA Response report.

MSDC will consult us (WSCC Highways Planning) once this is all received and registered, then we can provide comments on the application to vary the condition back to MSDC.

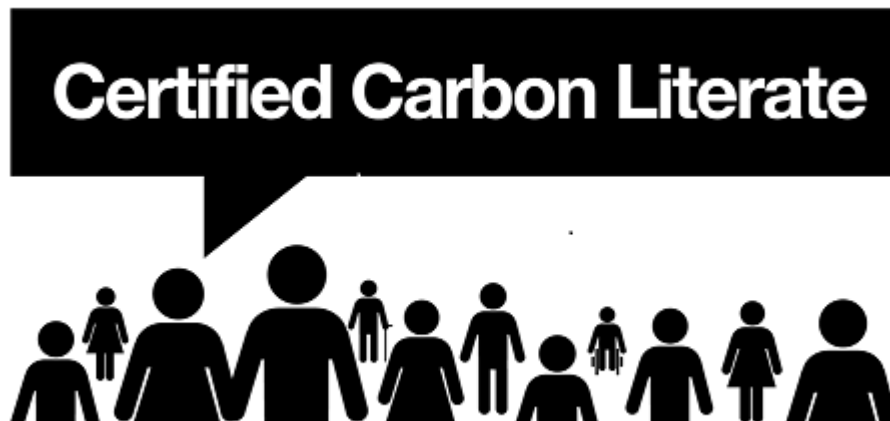
Kind Regards,

Emma

Emma Avis (MCIHT) – Planner

West Sussex County Council, County Highways Team, Planning Services

Phone: 0330 222 5336



From: Louis Weller <admin@lrwcivildesigns.com>

Sent: 03 February 2025 12:24

To: Emma Avis <Emma.Avis@westsussex.gov.uk>

Subject: PSI_3618 Blackwell Farm Road, East Grinstead, Planning CDN 13

****EXTERNAL****

Hi Emma,

I trust this email finds you well.

The Blackwell farm Road development scheme has come to the table again. I wonder if you had a moment so that we can discuss condition 13 in relation to the vis splays at the site.

I look forward to hearing form you.

Kind Regards,

Louis Weller

Civil Engineer and Company Director

Mob: 07799 907484

Tel: 01243 304401

Email: Admin@lrwcivildesigns.com

Website: <https://www.lrwcivildesigns.com>



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