

## Oliver Hoban

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**From:** Robinson, Natalie  
**Sent:** 11 June 2024 15:55  
**To:** Demi Crawford  
**Subject:** 4/24/2206/0F1 Valdene, 1 Prospect View, Distington

Hi Demi

I think this will be easier to explain in an email.

We have concern with the proposed fence height and its position adjacent to the highway.

As proposed the fence will block any pedestrian/vehicle inter-visibility at the junction adjacent to the property just off the slip road into Distington, although no overall boundary height has been confirmed, we know that the fence is to be constructed on top of the existing wall so will be circa 1.6m if not higher.

What the applicant will need to do is set the fence back within the garden to keep the inter-visibility for the crossing point at the junction, the picture detailed below shows the approx. position the fence will need to take across the garden



The red line shows the line the fence will need to be constructed on, this allows for inter-visibility from the road over the garden to the tactile crossing points on the highway, if we allow the fence to follow its boundary at its intended height circa 1.6m, drivers and pedestrians will not be able to see each other and could come into conflict as vehicle turn into the junction.

Furthermore, the applicant will need to demonstrate on a plan that the fence/wall does not obstruct the visibility splay from the junction, this being measure 2.4m back from the give-way markings down the centre of the

carriageway and then measured down the footway to the nearside channel. (I don't think this will be an issue, but the applicant needs to confirm this).

We will need the following.

- A plan and confirmation that they will set the fence back as per the red line in the picture above.
- Confirm the final boundary height measured from the carriageway.
- A scaled plan that the fence will not disrupt the vehicle visibility splay from the junction.

Happy to discuss if required.

Kind regards  
Natalie

**Natalie Robinson**

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