

[REDACTED]

From: Joney Ramirez [REDACTED]
Sent: 04 September 2019 15:42
To: Karl Roberts <Karl.Roberts@arun.gov.uk>
Cc: Planning Scanning <Planning.Scanning@arun.gov.uk>; Nick Laister [REDACTED]; nic burrell [REDACTED]
Subject: RE: Planning application A/100/19/PL - Arundel Acre, Angmering

Dear Karl,

The submitted plan formed part of the previous appeal documents and since the access point has not changed for this current application, we consider it to still be relevant for the purposes of this application.

However, please note that the current application is for the creation of a showpeople yard which, as presented in the cover letter submitted with the application, we consider to represent a significant benefit based on the provision of housing for travelling showpeople, for which there is an identified shortfall within the District. As such, we are of the view that the benefit of providing the travelling showpeople yard in this location significantly outweighs any potential harm resulting from visibility issues.

Understanding that the applicant has a demonstrable need for this site to provide for travelling showpeople yard with three pitches, we are willing to proactively work alongside the Council to find a way forward as to achieve a positive outcome for this application, including the provision of an alternative access point if such is considered to be absolutely necessary for the Council to grant this application.

Would you be so kind to let us have your initial views following your site visit? We can then start the conversation.

Kind regards,

Joney

Mrs Joney Ramirez MRTPI
Senior Planner
RPS | Consulting UK & Ireland
P: +44 (0)1293 500000

From: Karl Roberts <Karl.Roberts@arun.gov.uk>
Sent: 04 September 2019 15:11
To: Joney Ramirez [REDACTED]
Cc: Planning Scanning <Planning.Scanning@arun.gov.uk>; Nick Laister [REDACTED]; nic burrell [REDACTED]
Subject: RE: Planning application A/100/19/PL - Arundel Acre, Angmering

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Dear Mrs Ramirez,
Thank you for the email.

From my initial reading of the papers I understand that this plan was part of the appeal papers which the previous Inspector had considered. Please confirm that my understanding is correct? If it is I will inform Highways England that their comments should be on the basis of the papers/plans already submitted. In light of your comments I will also assume that no further or alternative visibility splays are to be provided.

I hope to undertake a site visit tomorrow pm.

Regards
Karl

From: Joney Ramirez [REDACTED]
Sent: 04 September 2019 14:57
To: Karl Roberts <Karl.Roberts@arun.gov.uk>
Cc: Planning Scanning <Planning.Scanning@arun.gov.uk>; Nick Laister [REDACTED]; nic burrell <[REDACTED]>
Subject: RE: Planning application A/100/19/PL - Arundel Acre, Angmering

Dear Karl,

Many thanks for your email and for letting me know about the change of case officer and response from Highways England.

Please see attached a copy of Drawing No. 1711056-SK01 Rev. A which forms part of Appendix D of the submitted documentation showing the required visibility splay.

Would you be so kind to re-consult with Highways England to ascertain if this information will be sufficient to address their concerns?

Please do not hesitate to contact me if you have any queries about this application.

I look forward to hear from you,

Kind regards,

Joney

Mrs Joney Ramirez MRTPI
Senior Planner
RPS | Consulting UK & Ireland
[REDACTED]

From: Karl Roberts <Karl.Roberts@arun.gov.uk>
Sent: 04 September 2019 14:18
To: Joney Ramirez <[REDACTED]>
Cc: Planning Scanning <Planning.Scanning@arun.gov.uk>
Subject: Planning application A/100/19/PL - Arundel Acre, Angmering

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Dear Mrs Ramirez,
I have recently taken over this application from a colleague to help out because of our workload issues.

I have just been reviewing quickly the responses received to date and I note that Highway England has offered the following response (full response available online)

- The applicant will need to provide a plan to demonstrate that the appropriate visibility splays can be achieved to and from the site access and around the corner radius from the westbound A27 into the B2225 Arundel Road to the access in accordance with the minimum Stopping Sight Distance in *DMRB TD9/93 Highway Link Design* and *DMRB TD41/95 Vehicular Access to All Purpose Trunk Roads*. If this is not achievable and

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therefore cannot be robustly demonstrated, Highways England will be required to recommend refusal of the application because of the potential detriment to road safety.

I would be grateful if you could confirm within 7 days if it is your clients intention to provide a plan showing the required visibility splays (notice will also need be served if appropriate). If it is the intention to provide such a plan I would ask that it be submitted within 21 days from the date of this email. Once received we will re-consult Highways England and any other party considered necessary.

I look forward to receiving your reply.

Regards

Karl Roberts

Karl Roberts | Director of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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