



From: Joney Ramirez [REDACTED]
Sent: 16 September 2019 13:09
To: Karl Roberts <Karl.Roberts@arun.gov.uk>
Subject: RE: Application A/100/19/PL - Arundel Acre, Angmering

Dear Karl,

I have spoken to the applicant and we agree an extension of time on the determination of this application until 30/11/2019 as requested.

Many thanks,

Joney

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



From: Karl Roberts <Karl.Roberts@arun.gov.uk>
Sent: 16 September 2019 12:02
To: Joney Ramirez [REDACTED]
Subject: RE: Application A/100/19/PL - Arundel Acre, Angmering

CAUTION: This email originated from outside of RPS.

Dear Joney,
Thank you for the e-mail.

As you will appreciate this site is not a location where residential development would normally be supported. The applicants invitation for the Council to consider this as a Showpersons site is an important one. Fundamentally, I think this proposal is likely to succeed or fail on whether a safe form of access can be provided. Therefore once we receive the additional information we will need to reconsult both WSCC and Highways England. If there are changes to the application we may have to re-advertise the application. Therefore, can I suggest that the EOT takes us to the 30th November to enable you to submit the additional material by mid-October and then for us to act upon it.

Regards
Karl

From: Joney Ramirez [REDACTED]
Sent: 16 September 2019 09:46
To: Karl Roberts <Karl.Roberts@arun.gov.uk>
Subject: RE: Application A/100/19/PL - Arundel Acre, Angmering

Hi Karl,

The additional information will comprise an ATC survey from the north, to ascertain vehicle speeds and hence informing the required visibility splay from the south. We will also provide new access arrangements to address the visibility issues and tracking diagrams to evidence vehicles will be able to enter the site without safety issues.

We are of the understanding visibility splay from the south is the only issue with this application, however would you be so kind to let me know if you consider there are other issues that would need addressing? Happy to discuss over the phone if that is better.

Kind regards,

Joney

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

From: Karl Roberts <Karl.Roberts@arun.gov.uk>
Sent: 16 September 2019 09:40
To: Joney Ramirez [REDACTED]
Subject: RE: Application A/100/19/PL - Arundel Acre, Angmering

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Hi good morning,
Before I do can you advise briefly what this additional information might comprise as I had started my write up of this case.

Regards
Karl Roberts

From: Joney Ramirez [REDACTED]
Sent: 16 September 2019 09:05
To: Karl Roberts <Karl.Roberts@arun.gov.uk>
Cc: nic burrell [REDACTED] Nick Laister [REDACTED]
Subject: RE: Application A/100/19/PL - Arundel Acre, Angmering
Importance: High

Dear Karl,

Following my previous email, I wanted to let you know that we will be preparing additional information regarding the visibility from the south which will take between 3-4 weeks to be ready. Therefore, we would be grateful if we can agree an extension of time on the determination of this application until 18/10/2019 to allow us to provide this information and for the assessment to be made.

Should you have any queries, please do not hesitate to contact me.

Kind regards,

Joney

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

From: Joney Ramirez
Sent: 06 September 2019 17:01
To: 'Karl Roberts' <Karl.Roberts@arun.gov.uk>
Cc: 'nic burrell' [REDACTED] Nick Laister [REDACTED]
Subject: RE: Application A/100/19/PL - Arundel Acre, Angmering

Dear Karl,

Many thanks for letting me know about the site visit and WSCC's response. As with the information requested by Highways England, a tracking diagram showing vehicles will be able to exit the site in forward gear was provided with the application under Appendix D – Motion Statement of Case (attached).

Regarding visibility from the south, I am liaising with my transport and highway colleagues to try and identify a more suitable solution and therefore would kindly request you to allow us to provide this information. I can let you know an estimated date by which to expect this additional information by early next week if that is acceptable.

Kind regards,

Joney

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

From: Karl Roberts <Karl.Roberts@arun.gov.uk>
Sent: 06 September 2019 09:51
To: Joney Ramirez [REDACTED]
Subject: Application A/100/19/PL - Arundel Acre, Angmering

CAUTION: This email originated from outside of RPS.

Dear Mrs Ramirez,

I undertook a site visit yesterday and met one of the applicants who very kindly explained the proposals.

I have reviewed the submitted material again and considered all the consultation replies and the representations received to date.

I have noted the case being made for the provision of a site for travelling show persons and this flows in favour of the proposal. However, any use, even if it is supported by policies in the Local Plan must have a safe means of access. I have set out for your information the response received from WSCC regarding the visibility issues. Unless the visibility can be satisfactorily addressed in both directions then it is likely that my recommendation would be one of refusal. Please advise within the next 7 days whether you wish to make any additional representations or submit additional material (and if so how long would you need to do this) otherwise I will proceed to make my recommendation.

Visibility Primary Direction (North)

The application has not been supported with a revised Transport Statement nor does the current application seek to implement the improvement works relating to visibility north out of the access point.

As per A/3/18/PL it was accepted that a visibility splay of 2.4 x 21 metres is achievable and would be considered an improvement against the existing situation, where visibility is extremely limited.

The LHA is satisfied that such a condition could be imposed to secure such an improvement, however the Local Planning Authority (LPA) would be advised that the formation of such a splay is going to have a significant impact upon the vegetation boundary in this location, and may require the removal a mature tree.

Visibility Trailing Direction (South)

As previously assessed under A/111/17/PL & A/3/18/PL visibility in the trailing direction was extremely limited due to 3rd party land. The maximum available visibility was demonstrated as 2.0 x 8.2 metres, measured 1.0 metre into the carriageway. The LHA did not accept that a 2.0 metre 'X' distance should be used. Nevertheless this would only equate to the stopping sight distance of an approach speed of 7 mph as per Manual for Streets calculation coefficients.

No evidence, previously or as part of this application has been provided to demonstrate such visibility is suitable or that any significant improvements could be made.

It should be noted that the proposal will still promote trips from slower moving larger vehicles.

Conclusion

On balance the LHA considered this application will result in a material intensification of use at the existing site access point.

While some improvements could be secured via planning condition, namely improvements to visibility in the northern direction, these improvements do not outweigh the harm created by intensifying the use of a substandard access point.

As such the increase in movements from both large and small vehicles, where on site turning has not been demonstrated, at an access point which is considered substandard will result in an unacceptable impact upon highway safety contrary to paragraph 109 of the National Planning Policy Framework. As such an objection would be raised.

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