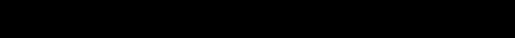




From: Ian Hayward 

Sent: 07 June 2018 06:46

To: 'David McMurtary'

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Morning David,

Thanks again for this additional information and once again apologies for the delay.

With regard to the tree, I would be minded to accept that the plan provided (1711056-SK01 Rev A) does demonstrate that that tree will not fully obstruct a vehicle within the envelope of visibility for a 21.1 metre visibility splay. I would ask this is accurately reflected in CAD if we get to the position where this is formally submitted for consideration.

I do still have significant concerns that an open B8 use would constitute a material intensification of use and the improvement provided in visibility north of the site would not outweigh the harm caused by increased trip rates and substandard southern visibility.

I'm comfortable that a suitably worded condition can be agreed upon restricting the size/type and number of vehicles within the site at any one time. I have seen this being used in the past. What I'm not comfortable with is a condition restricting the number of vehicle movements 'permitted' at the site, as essentially that is what is going to be required. Once again if you were to take the numbers you have stated below (29th March), I don't think we would be able to substantiate this level of movements would create a 'Severe safety issue. However my view is that such a condition would not satisfy the 6 tests namely enforceable & reasonable and thus our objection would have to remain.

Given the latest I will touch base with Ross and get his view.

Kind Regards

Ian

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

 CALL  IM  EMAIL

[REDACTED]

From: David McMurtary [REDACTED]

Sent: 04 June 2018 15:05

To: Ian Hayward

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Hi Ian,

I hope you had a good holiday. Are you able to let me know when you can respond on the above site?

Many thanks

David

David McMurtary | Associate Director

motion | 84 North Street, Guildford GU1 4AU

[REDACTED]
LinkedIn | Twitter

From: Ian Hayward [REDACTED]

Sent: 17 May 2018 01:55

To: David McMurtary [REDACTED]

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Hi David,

Thanks for this, I just wanted to confirm receipt of this [REDACTED]
[REDACTED]

I will provide a detailed response when I return, apologies for the delay.

Kind Regards

Ian

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

 CALL  IM  EMAIL

[REDACTED]

From: David McMurtary [REDACTED]

Sent: 11 May 2018 15:41

To: Ian Hayward

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Hi Ian,

Apologies for the delay in responding to you on this one. Please see attached a revised drawing looking at visibility both to the north and south.

The attached drawing illustrates visibility to the north, including where it would be restricted by the existing tree. The tree has been shown as exact as we can, although we have taken measurements of the diameter which we can accurately reflect in CAD. Whilst it does cause an obstruction to visibility of approaching cars, I am of the view that an approaching car would not be fully blocked from view and would therefore not lead to a driver departing the site without being able to see an approaching vehicle.

Visibility to the south is however more complicated. As you can see, we cannot achieve much whilst avoiding third party land to the south. You can see further than this, but only by passing over third-party land. I do however think that the level of vehicular activity should be weighed in the balance when considering the deficiency in visibility to the south. I have dealt with a couple of schemes in Surrey recently where we have poor visibility but the immaterial change in traffic flow resulted in the highway authority deeming the access as acceptable on balance. Do you think you could apply this thinking here, assuming you can control and limit the type of vehicle activity and potentially the number of vehicles to the site?

I'm happy to talk this through over the phone further if that would help.

Many thanks

David

David McMurtary | Associate Director

motion | 84 North Street, Guildford GU1 4AU

LinkedIn | Twitter

From: Ian Hayward

Sent: 16 April 2018 10:25

To: David McMurtary

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Hi David,

Thanks for your email, and apologies for the delayed response.

With regard to visibility to the south. I would agree with your points that there is some limited scope for improvement but we would need to see that scope for improvement demonstrated on submitted plans. I don't believe any visibility splays looking south have been provided to date? The amount of improvement would be significant in determining how much weight this is given.

With regard to visibility to the north. As previously discussed I would agree that there is much more scope here for improvement and the creation of a splay in accordance with the SSD of the recorded road speed is theoretically possible. From my site visit observations I would be concerned that the size of the tree is such that it does provide a significant obstruction to visibility. To date I'm not aware that the tree has been acutely plotted on any visibility splays plans to demonstrate the impact it has upon visibility. If this was to be undertaken I would be in a position to comment further. I have checked our mapping system and unfortunately I cannot determine the position/size of the tree or impact it would have on visibility from my end.

Based on those numbers I do accept that the proposed use of the site will be a light generator of traffic providing it can be appropriately conditioned as such. I provided Ross at ADC some comments (dated 14/03/2018 viewable on the ADC planning website) pertaining to conditioning the vehicular activity and the possibility of a personal permission to mitigate against the trips which would be generated by an open B8 use. This all comes down to how enforceable such a condition would be and if its appropriate as per the 6 tests set out in Paragraph 206 of the NPPF.

If you are in a position to provide additional plans demonstrating visibility in more detail, as discussed above, I can provide some more detail to Ross pertaining to the use of conditions to mitigate against uses with a greater trip generation.

I will then be in a better position to provide further comments to Arun DC balancing the quantified improvements to visibility and increased use of the site access point.

I appreciated this additional information may fall outside the scope of what you have been commissioned to undertake with this application to date.

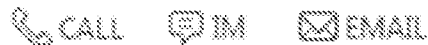
I trust this assists.

Kind Regards

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH



From: David McMurtary [REDACTED]

Sent: 29 March 2018 16:09

To: Ian Hayward

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Hi Ian,

Apologies for the delay in responding to your email from two weeks ago.

I do understand your concern in respect of visibility to the south. Albeit, from what I understand the tree (as shown in your photos) has been cut down to the immediate south of the access which does improve visibility (this can be cut back further to ensure it is of a sufficient height). There is also a fair bit of scrub and vegetation within the highway separating the carriageway from the fence line, which if cleared back would assist in improving visibility over the existing situation. Is there not an argument to say that even if visibility is substandard (due to the lack of sufficient 'x' distance) that an improvement will be achieved by removing the tree and vegetation within highway land, particularly since the site has been operational for some time? The extent of highway plan identifies a verge within the highway that could be cleared of vegetation to improve visibility.

The situation to the north seems to have been improved by vegetation removal, albeit there is one established tree that remains. This tree does not fully block visibility of an approaching vehicle exiting the A27, which I do not therefore think is significantly affecting visibility. Manual for Streets does talk of some restricted views within a visibility splay provided it does not fully obscure an approaching vehicle.

I have been sent a record of vehicle movements during 2017 by the site operator, who has noted the following monthly vehicle movements:

Jan 0 movements	July 2 movements
Feb 0 movements	Aug 3 movements
March 0 movements	Sept 2 movements
April 0 movements	Oct 2 movements
May 2 movements	Nov 3 movements
June 4 movements	Dec 2 movements

There are so few movements that I believe this should be put into context with the improvements that can be achieved by trimming back vegetation (which has largely already taken place).

Is there any way of putting a restriction of vehicle activity such as limiting to a specific number per day, or month?

Many thanks

David

David McMurtary | Associate Director

motion | 84 North Street, Guildford GU1 4AU

LinkedIn | Twitter

From: Ian Hayward

Sent: 14 March 2018 09:16

To: David McMurtary

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Hi David,

I just wanted to confirm that I visited the site on the 6th March.

I have taken some photos (8) which can be downloads form the following link, they will be available for the next 7 days.

<https://we.tl/IEJFz5ufI3>

I don't see how appropriate visibility splays can be created south (trailing direction) without the use of 3rd party land. While I would accept that appropriate visibility splays to the north can be created as per the data you have provided the formation of these splays may be unacceptable to the Local Planning Authority due to the amount of vegetation and tree that will need to be removed. Presumably page 11 of the technical note is where the speed survey was undertaken?

As things stand I'm still concerned that the proposed is going to result in the intensification of use of an access which is substandard which would be detrimental to highway safety and in conflict with paragraph 32 of the NPPF and thus would stand by the objection provided to the Local Planning Authority on 08/02/2018.

Kind Regards

Ian Hayward

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

 CALL  IM  EMAIL

From: David McMurtary [REDACTED]

Sent: 23 February 2018 15:35

To: Ian Hayward

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Thanks Ian. I have a meeting on Monday morning, although should be back in the office all afternoon.

Many thanks

David

David McMurtary | Associate Director

motion | 84 North Street, Guildford GU1 4AU

LinkedIn | Twitter

From: Ian Hayward [REDACTED]

Sent: 23 February 2018 12:31

To: David McMurtary [REDACTED]

Subject: RE: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Hi David,

Thanks for your call and e-mail.

I will give you a call Monday if that's ok? I'm not really at my desk all day and will be out on site all afternoon.

Thanks

Ian

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place
Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

 CALL  IM  EMAIL

From: David McMurtary [REDACTED]

Sent: 22 February 2018 17:23

To: Ian Hayward

Subject: Land at Arundel Road/A27, Angmering, BN16 4EU (application reference: A/3/18/PL)

Hi Ian,

I have left you a voicemail as I'm hoping to have a chat with you in respect of the above site and attached comments. Are you able to give me a call on the office number below when you have time?

Many thanks

David McMurtary | Associate Director

motion | 84 North Street, Guildford GU1 4AU

LinkedIn | Twitter

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