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From: Ian Hayward [REDACTED]

Sent: 07 June 2018 06:47

To: Ross Leal

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

Morning Ross,

The latest on A/3/18/PL.

Essentially it comes down to trip generation.

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. However 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.

The applicant states that the site only generates up to 4 movements per month. Even with the inadequacies of any visibility I do not feel we would be able to substantiate this level of movements would create a 'Severe' safety issue. However my view is that such a condition restricting movements to such a level would not satisfy the 6 tests namely enforceable & reasonable.

I just wanted to get your planning view on this one point? It's not an approach we have taken in the past.

Kind Regards

Ian

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