

Katherine Rawlins

From: Daniel Vick
Sent: 06 March 2013 16:58
To: Katherine Rawlins
Subject: RE: AL/117/12/

Katherine,

The proposed development involves a relatively small area of hard surfacing which would seem to have a minimal impact. The condition requires ground water monitoring and this does not seem reasonable. We have spoken to Brian Holland who accepts, given the lack of neighbours and the small area of development the condition is not required.

Dan

From: Katherine Rawlins
Sent: 01 March 2013 14:20
To: Daniel Vick
Subject: AL/117/12/

Dan,

You queried condition (5). The site is in the Lidsey Catchment Area. The Drainage Engineers have requested that the applicant considers a SUDs system for surface water disposal, as the applicant gives no detail on surface water drainage.

Katherine

Katherine Rawlins

From: Cleaver, Elizabeth <[REDACTED]>
Sent: 25 February 2013 14:56
To: Katherine Rawlins
Cc: 'Richard Stubbs'
Subject: AL/117/12/ The Old Barn, Arundel Road, Fontwell
Attachments: 20130225 LT Arun - AL_117_12_ The Old Barn.pdf; 20130225 TR110 AL_117_12_.pdf

Dear Ms Rawlins,

please see the attached letter and Form TR110 which replaces our 'holding' direction of 24 January 2013.

Kind regards,

Elizabeth Cleaver, Assistant Asset Manager

Highways Agency | Federated House | London Road | Dorking | RH4 1SZ
[REDACTED]

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Highways Agency, an executive agency of the Department for Transport.

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Katherine Rawlins

From: Katherine Rawlins
Sent: 18 February 2013 16:44
To: 'RICHARD STUBBS'
Cc: 'Cleaver, Elizabeth'
Subject: RE: re Access from A27 to The Old Barns Fontwell

Dear Mr Stubbs,

I have discussed the application with my Team Leader today and would advise that we can allow until the end of the week, to enable the Highways Agency to consider the additional information.

If the LPA is minded to recommend refusal of the application, based on insufficient information to demonstrate that the access meets appropriate standards for its intended use, the application may be determined under delegated powers.

Regards,

Katherine Rawlins MRTPI | Senior Planning Officer, Planning Services, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37314 | External: +44 (0) 1903 737500 ext.37314 | E-mail: katherine.rawlins@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From:
Cleaver,

Elizabeth [REDACTED]
Sent: 18 February 2013 08:41
To: 'RICHARD STUBBS'
Cc: Katherine Rawlins
Subject: RE: re Access from A27 to The Old Barns Fontwell

Dear Mr Stubbs,

thank you for sending a sketch of the site access. We will review this sketch, however I note it has limited detail.

We are not challenging your client's existing planning permissions. We are considering the current planning application, which would intensify the use of the access, in the context of current policy and standards.

Yours sincerely,

Elizabeth Cleaver, Assistant Asset Manager
Highways Agency | Federated House | London Road | Dorking | RH4 1SZ

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From: RICHARD STUBBS [REDACTED]
Sent: 12 February 2013 20:52

Katherine Rawlins

From: RICHARD STUBBS [REDACTED]
Sent: 19 February 2013 12:19
To: Katherine Rawlins
Subject: Fw: re Access from A27 to The Old Barns Fontwell

----- Forwarded Message -----

From: RICHARD STUBBS <[REDACTED]>
To: "Cleaver, Elizabeth" <[REDACTED]>
Cc: [REDACTED]
Sent: Tuesday, 19 February 2013, 12:09
Subject: Re: re Access from A27 to The Old Barns Fontwell

Dear Miss Cleaver

I understand that you will have seen the information from Arun DC that they have given you until Friday to produce a response to them on the existing access arrangements. That is their decision as I remain of the view that these matters are there for us to discuss.

I would remind you that the Planning History is a vitally important material consideration and that you have previously agreed that this access was acceptable for use for three additional caravans. I remain of the view that two more caravans with the limited use they will have and the history of use of the site with Traffic Goods Licences granted is also material.

I will need all of this information that I have requested from You please if we are to go to Appeal!
Many thanks!

Richard Stubbs MRTPI

From: "Cleaver, Elizabeth" <[REDACTED]>
To: 'RICHARD STUBBS' <[REDACTED]>
Cc: [REDACTED]
Sent: Monday, 18 February 2013, 8:41
Subject: RE: re Access from A27 to The Old Barns Fontwell

Dear Mr Stubbs,

thank you for sending a sketch of the site access. We will review this sketch, however I note it has limited detail.

We are not challenging your client's existing planning permissions. We are considering the current planning application, which would intensify the use of the access, in the context of current policy and standards.

Yours sincerely,

Elizabeth Cleaver, Assistant Asset Manager
Highways Agency | Federated House | London Road | Dorking | RH4 1SZ
Tel: +44 (0) 1306 878605
Web: <http://www.highways.gov.uk/>

Katherine Rawlins

From: Cleaver, Elizabeth [REDACTED]
Sent: 18 February 2013 08:41
To: 'RICHARD STUBBS'
Cc: Katherine Rawlins
Subject: RE: re Access from A27 to The Old Barns Fontwell

Dear Mr Stubbs,

thank you for sending a sketch of the site access. We will review this sketch, however I note it has limited detail.

We are not challenging your client's existing planning permissions. We are considering the current planning application, which would intensify the use of the access, in the context of current policy and standards.

Yours sincerely,

Elizabeth Cleaver, Assistant Asset Manager
Highways Agency | Federated House | London Road | Dorking | RH4 1SZ
[REDACTED]

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From: RICHARD STUBBS [REDACTED]
Sent: 12 February 2013 20:52
To: Cleaver, Elizabeth
Cc: Katherine.Rawlins@arun.gov.uk
Subject: re Access from A27 to The Old Barns Fontwell

Dear Miss Cleaver,

I write to you again in respect of the above. Sadly, I have not had a response to my email to you of the 5th.

It is important to me to establish the Highways situation.

Of course I fully recognise your position and the reference to DfT Circular 02/2007. However, my client already has permission to move 3 caravans in association with the showmans equipment kept on the land and specifically no objection was raised by your Agency in respect of that application.

I will need this information from You please as I am instructed by Arun DC that they now intend to refuse

my clients application on the strength of your objection. Could you also confirm to me please the Circular that

You relied upon in 1999 please. In light of your response I can advise my client.

Katherine Rawlins

From: Katherine Rawlins
Sent: 15 February 2013 11:14
To: 'Cleaver, Elizabeth'
Subject: RE: Application AL/117/12

Dear Elizabeth,

Thank you. In that case, please could you advise me of your position, once you have had the opportunity to review the additional information provided by the applicant.

Regards,

Katherine Rawlins MRTPI Senior Planning Officer, Planning Services, <u>Arun District Council</u> Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37314 External: +44 (0) 1903 737500 ext.37314 E-mail: katherine.rawlins@arun.gov.uk Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Cleaver, Elizabeth [REDACTED]
Sent: 15 February 2013 10:58
To: Katherine Rawlins
Subject: RE: Application AL/117/12

Dear Katherine,

the 'holding direction' prevents approval for a specified time scale, but does not prevent refusal?

Our 'holding direction' was because of insufficient information to demonstrate that the access meets appropriate standards for its intended use. The applicant's planning consultant recently sent us a little more information (still not the access radii as requested) which we are currently looking at. We have not formed an opinion on the safety of the access, but we are concerned. }

I hope this answers your questions?

Kind regards,
Elizabeth*

From: Katherine Rawlins [<mailto:Katherine.Rawlins@arun.gov.uk>]
Sent: 15 February 2013 10:25
To: Cleaver, Elizabeth
Subject: RE: Application AL/117/12

Dear Ms Cleaver,

Further to your email of 6 February, I note that the Highways Agency does not intend to lift its holding position.

Katherine Rawlins

From: Katherine Rawlins
Sent: 15 February 2013 10:25
To: 'Cleaver, Elizabeth'
Subject: RE: Application AL/117/12

Dear Ms Cleaver,

Further to your email of 6 February, I note that the Highways Agency does not intend to lift its holding position.

Is the LPA able to determine the planning application before the end of this date, i.e. before 21 March, or does the LPA need to wait until after this date to determine the planning application?

In addition, in the event that the planning application is refused on highway safety grounds and lack of information, would the Highways Agency provide evidence to support an appeal?

Regards,

Katherine Rawlins MRTPI | Senior Planning Officer, Planning Services, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37314 | External: +44 (0) 1903 737500 ext.37314 | E-mail: katherine.rawlins@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Cleaver, Elizabeth [REDACTED]
Sent: 06 February 2013 15:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Application AL/117/12

Dear Mr Stubbs,

thank you for your email. We currently work to DfT Circular 02/2007 and are required to ensure planning proposals do not materially impact upon the safety and operation of the strategic road network. This proposal would intensify the use of the access including use by large slow moving vehicles (caravans under tow) onto and off a stretch of high speed road. Therefore we need to be confident that the access is appropriate and accords to current standards.

Thank you for confirming that the gates are a minimum of 14.5m from the edge of the highway and open inwards.

With regard to the access radii, I can confirm that we will need a scale drawing showing a proposed access arrangement. The drawing will need to demonstrate suitable radii to accommodate the vehicles that currently and are proposed to use the access. We are particularly concerned about the diverge (off the A27 into the property). I recommend your client considers commissioning an appropriate professional who is familiar with our Design Manual for Roads and Bridges to undertake this survey and design work.

Yours sincerely,

Katherine Rawlins

From: RICHARD STUBBS >
Sent: 12 February 2013 20:52
To: [REDACTED]
Cc: Katherine Rawlins
Subject: re Access from A27 to The Old Barns Fontwell
Attachments: A4 Drawing.pdf

Dear Miss Cleaver,

I write to you again in respect of the above. Sadly, I have not had a response to my email to you of the 5th.

It is important to me to establish the Highways situation.

Of course I fully recognise your position and the reference to DfT Circular 02/2007. However, my client already has permission to move 3 caravans in association with the showmans equipment kept on the land and specifically no objection was raised by your Agency in respect of that application.

I will need this information from You please as I am instructed by Arun DC that they now intend to refuse my clients application on the strength of your objection. Could you also confirm to me please the Circular that You relied upon in 1999 please. In light of your response I can advise my client.

However, to assist matters I have been back to site and have surveyed the existing access. I enclose a copy of the drawing that I have produced.

I will now await your full response please. Thank You.

Richard Stubbs MRTPI

Katherine Rawlins

From: Cleaver, Elizabeth [REDACTED]
Sent: 06 February 2013 15:22
To: [REDACTED]
Cc: [REDACTED]ns
Subject: RE: Application AL/117/12

Dear Mr Stubbs,

thank you for your email. We currently work to DfT Circular 02/2007 and are required to ensure planning proposals do not materially impact upon the safety and operation of the strategic road network. This proposal would intensify the use of the access including use by large slow moving vehicles (caravans under tow) onto and off a stretch of high speed road. Therefore we need to be confident that the access is appropriate and accords to current standards.

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Yours sincerely,

Elizabeth Cleaver, Assistant Asset Manager

Highways Agency | Federated House | London Road | Dorking | RH4 1SZ

Tel: 01323 44 4000 ext 670005
[REDACTED]

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From: RICHARD STUBBS [mailto:richard.stubbs@dft.gov.uk]
Sent: 29 January 2013 15:20
To: Cleaver, Elizabeth
Cc: [REDACTED]
Subject: ApplicationAL/117/12

Dear Miss Cleaver

I write to you regarding the above.

Firstly may I express my surprise that you have raised concerns regarding this application. To confirm two previous applications have been submitted in respect of this site; the first under Arun ref AL/22/94 for use of the barn and yard for the storage of showpersons equipment; and the second for the first caravan under ref AL/1/99, plus the siting of three caravan units. I am

Katherine Rawlins

From: Cleaver, Elizabeth <[REDACTED]>
Sent: 06 February 2013 15:10
To: Katherine Rawlins
Subject: RE: ApplicationAL/117/12

Dear Katherine,

unfortunately we are not in a position to lift our 'holding direction' as the applicant has not demonstrated the access meets design standards appropriate for its proposed use. We remain concerned about the impact upon the safety of the A27. I will shortly be emailing the planning agent and will copy you in.

Kind regards,

Elizabeth Cleaver, Assistant Asset Manager

Highways Agency | Federated House | London Road | Dorking | RH4 1SZ
[REDACTED]

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From: Katherine Rawlins [REDACTED]
Sent: 06 February 2013 11:39
To: Cleaver, Elizabeth
Cc: [REDACTED]
Subject: FW: ApplicationAL/117/12
Importance: High

Dear Ms Cleaver,

Further to the email of 29 January from the planning agent, Richard Stubbs, please can you advise if the objection from the Highways Agency is now removed? The applicant confirms that the distance from the gates to the edge of the highway is 14.5 metres and the gates open inward into the site.

Please can you also advise if you intend to lift or issue a replacement TR110 on the basis that the proposal will not adversely impact highway safety upon the A27.

I await your response.

Regards,

Katherine Rawlins MRTPI | Senior Planning Officer, Planning Services, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37314 | External: +44 (0) 1903 737500 ext.37314 | E-mail: katherine.rawlins@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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Katherine Rawlins

From: Katherine Rawlins
Sent: 06 February 2013 11:39
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: ApplicationAL/117/12

Importance: High

Dear Ms Cleaver,

Further to the email of 29 January from the planning agent, Richard Stubbs, please can you advise if the objection from the Highways Agency is now removed? The applicant confirms that the distance from the gates to the edge of the highway is 14.5 metres and the gates open inward into the site.

Please can you also advise if you intend to lift or issue a replacement TR110 on the basis that the proposal will not adversely impact highway safety upon the A27.

I await your response.

Regards,

Katherine Rawlins MRTPI | Senior Planning Officer, Planning Services, **Arun District Council** | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37314 | External: +44 (0) 1903 737500 ext.37314 | E-mail: katherine.rawlins@arun.gov.uk

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From:
Carolyn

Nysingh **On Behalf Of** Planning

Sent: 30 January 2013 09:36

To: Katherine Rawlins

Subject: FW: ApplicationAL/117/12

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, **Arun District Council** | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37778 | External: +44 (0) 1903 737778 | E-mail: carolyn.nysingh@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: RICHARD STUBBS [REDACTED]

Sent: 29 January 2013 15:20

To: [REDACTED]

Cc: Planning [REDACTED]

Subject: ApplicationAL/117/12

Dear Miss Cleaver

I write to you regarding the above.

Firstly may I express my surprise that you have raised concerns regarding this application. To confirm two previous applications have been submitted in respect of this site; the first under Arun

Katherine Rawlins

From: Carolyn Nysingh on behalf of Planning
Sent: 30 January 2013 09:36
To: Katherine Rawlins
Subject: FW: ApplicationAL/117/12

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37778 | External: +44 (0) 1903 737778 | E-mail: carolyn.nysingh@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: RICHARD STUBBS [REDACTED]
Sent: 29 January 2013 15:20
To: elizabeth.cleaver@highways.gsi.gov.uk
Cc: [REDACTED]
Subject: ApplicationAL/117/12

Dear Miss Cleaver

I write to you regarding the above.

Firstly may I express my surprise that you have raised concerns regarding this application. To confirm two previous applications have been submitted in respect of this site; the first under Arun ref AL/22/94 for use of the barn and yard for the storage of showpersons equipment; and the second for the first caravan under ref AL/1/99, plus the siting of three caravan units. I am personally aware that the Highways Agency made no objection to either application having been directly consulted on both. I am sure you will understand my surprise!

Perhaps what is even more important is that my clients have utilised this access way for some 18 years without any concern having been raised, especially by your Agency. In this case once the mobile home is positioned on site the only potential movement would be in vehicles leaving to or from the mobile unit; and with the movement of the two additional caravans on and off the site as and when required.

With regard to the access I would confirm that it is a minimum from the edge of the highway to the gates of 14.5m; and that the gates open inwards into the site. Unfortunately I do not have a detailed plan of the site access point to advise or confirm the access radii to either side.

I would be grateful please if you will look at this matter at your earliest convenience please so this application can now proceed to determination. Thank you

Richard Stubbs MRTPI

Katherine Rawlins

From: Katherine Rawlins
Sent: 29 January 2013 11:31
To: [REDACTED]
Subject: AL/117/12/

Importance: High

Dear Mr Stubbs,

Following our conversation, having referred back to the 1999 permission (AL/1/99) for the siting of the existing mobile home, the Highways Agency raised no objection on that application.

Similarly, no objection was raised to application AL/22/94/ for the use of barn for the storage of a fairground ride and associated equipment.

Regards,

Katherine Rawlins MRTPI | Senior Planning Officer, Planning Services, Arun District Council | Location: Ground Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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Karen Garner

From: Carolyn Nysingh on behalf of Planning
Sent: 12 December 2012 09:24
To: Karen Garner
Subject: FW: Mobile Home at Fontwell Ref: AL/117/12
Attachments: Arundel Road Fontwell Garner 10.12.12.doc; Arundel Road Fontwell Horton 10.12.12.doc

From: RICHARD STUBBS [REDACTED]
Sent: 11 December 2012 20:24
To: Planning
Subject: Mobile Home at Fontwell Ref: AL/117/12

Dear Miss Garner

I write to you regarding the above.

I enclose herewith a letter and a copy of an Environmental Assessment as requested to deal with the Lidsey drainage situation.

I will be sending copies via Town Hall Bognor in the morning.

I trust this matter is now dealt with and await your confirmation

Richard Stubbs



Mr R Stubbs
10 Newhall Close
Bognor Regis
West Sussex
PO21 5RG

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

**Our Ref: AL/117/12/
Your Ref:**

**Please ask for:
Miss K Garner
01903 737500 x 37467**

Dear Mr Stubbs

4th December 2012

**Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Application for Planning Permission**

Development Change of use of land for the siting of a second mobile home and storage of two caravan units for Travelling Show Persons.
Location The Old Barn Arundel Road Fontwell

Thank you for your recent application which I received on 19th November 2012. It is being dealt with by Miss K Garner who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

Please confirm in writing your agreement of the amended description to include "for Travelling Show Persons".

This site is within the Lidsey Drainage Embargo. Please submit a full environmental assessment as the proposal is not connecting to mains drainage.

Please provide the above by **12th December 2012**. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

For further guidance or to obtain the documents as required above please refer to our website: <http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

If this letter has crossed with you providing the information, please ignore it.

pincag1