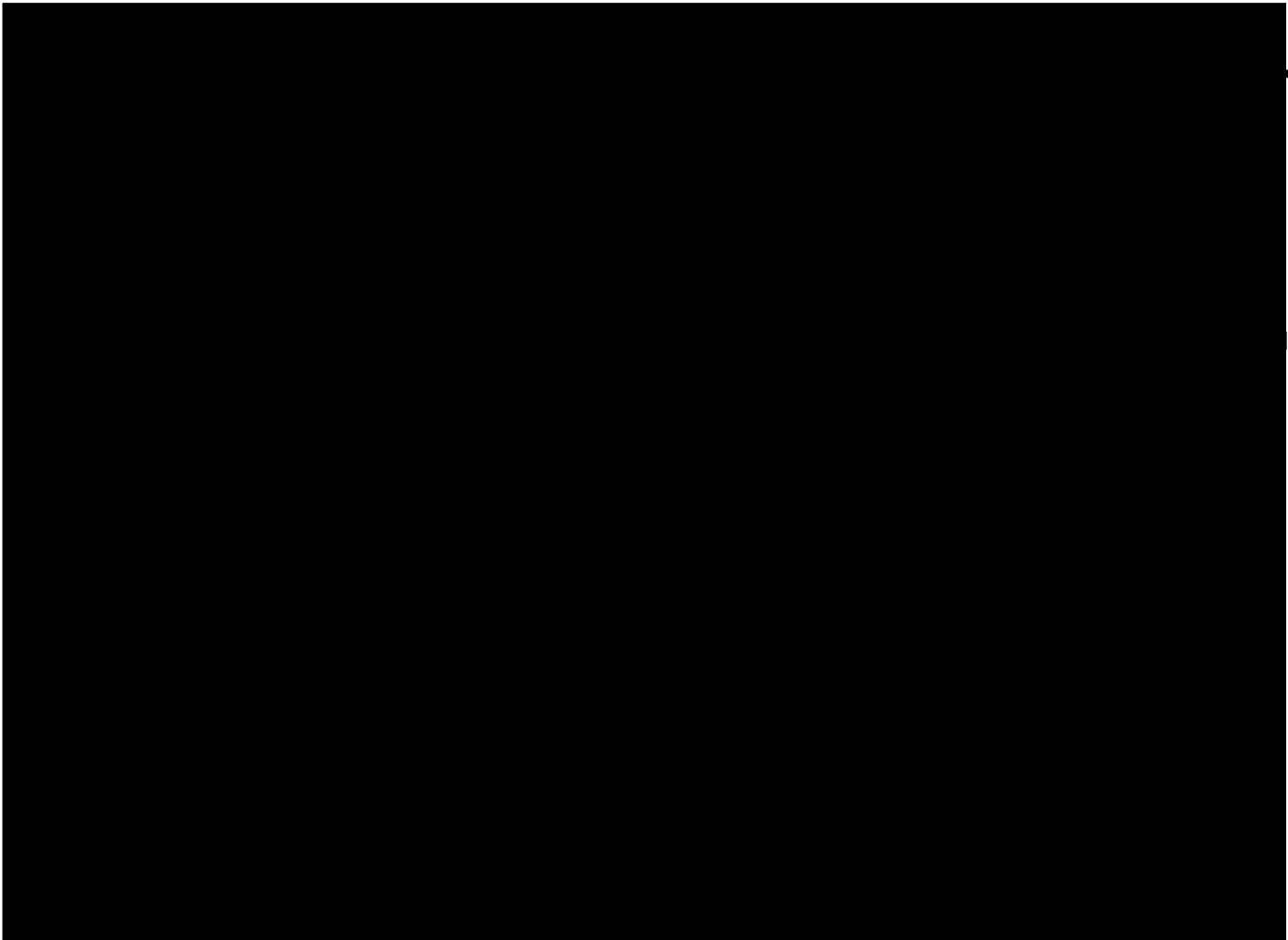




From: Joney Ramirez [REDACTED]
Sent: 11 May 2021 16:11
To: Anita Gardner [REDACTED]
Subject: RE: A/56/21/PL

Dear Anita,

Following your email and our phone conversation, I have checked the title registers and you are correct, the access is owned by Mr Parsons, with the applicant having a right of way. On this basis we will be serving the relevant notice, to be posted to his attention tomorrow. I agree this would mean the application 'clock' will re-start. Would you be so kind to let me know once consultation has taken place again?

Regarding the intensity of the use of the access and the data provided with the submitted Transport technical note, we can clarify and update as follows:

- **Current use:** 3 two-way (6 one way) trips per day per each of the agricultural holdings, which includes the agricultural land subject to the application and the agricultural land to the south (owned by Mr Parsons). If a five day working week is assumed, this equates to 252 working days per annum when accounting for bank holidays. This equates to 3,024 vehicle movements per annum that the extant use could generate.
- **Proposed use:** 3 two-way (6 one way) trips per day for the agricultural holding for 252 working days per annum equating 1,512 vehicle movements plus 60 annual vehicle movements per annum for the proposed 4 fairground rides storage. This equates to 1,572 vehicle movements per annum proposed. This would mean a significant reduction on the use of the access, down 1,452 annual vehicular movements per year.

I would also like to clarify the reference to 'MOT base' in the description of the development. This relates to an area that is covered by a material known as 'MOT material type 1' which is similar to gravel, that compacts with weight. It is not, in any instance, a MOT operation, as the proposal is solely for the storage of 4 fairground rides along with a storage shed and associated infrastructure.

I trust the above is of assistance, but please feel free to contact me if you have any further queries.

Kind regards,

Joney

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

From: Anita Gardner [REDACTED]
Sent: 11 May 2021 11:15
To: Joney Ramirez [REDACTED]
Subject: A/56/21/PL

CAUTION: This email originated from outside of RPS.

Dear Mrs Ramirez,

I will be phoning you shortly, but thought I would advise you of the following first. I understand that the access to the site is owned by Mr Parsons who also owns the adjacent land holding and this access is within the land edged red. The conveyance grants rights for the applicant to use the access but it is in the ownership of Mr Parsons.

In addition you have failed to include information regarding the shared access within the highway report and therefore the WSCC assumption that the trip rate will reduce from 1512 for agricultural use to just 60 trips is incorrect as this is a shared access to a much larger agricultural land holding than the applicant, this access is not within the applicants control to restrict the use of the access as they do not have ownership only a right to use the access.

The application will now be put back on hold until Notice is served on the adjacent land owner and the correct certificate is submitted with the application. Upon receipt the application will be restarted.

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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