

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 September 2019 11:03
To: Planning Scanning
Subject: FW: Planning Application BN/47/19/PL

From: Simon Davis [REDACTED]
Sent: 17 September 2019 09:56
To: Planning.Responses [REDACTED]
Subject: FW: Planning Application BN/47/19/PL

Further Highways Consultation Response

From: Ian Hayward [REDACTED]
Sent: 16 September 2019 15:55
To: Simon Davis [REDACTED]
Cc: Nicola Fry [REDACTED]
Subject: RE: Planning Application BN/47/19/PL

Hi Simon,

We can do a visit but my view would be that it's not going to result in a different view to that provided on 27 August 2019. Typically we only undertake visits due to officers own judgment or at the specific request of the case officer / local member if we consider it justified. I'm sure you can appreciate if we visited sites at the request of local objectors we would be visiting significantly more sites than we currently do, which while understandable would pose us significant resource problems.

Essentially for WSCC to substantiate an unacceptable impact upon highway safety first WSCC need to substantiate an intensification of use.

Given the history as described within comments provided on 27 August 2019 it has been accepted that the site access point has within recent years had the potential to serve 2 independent dwellings (the application site and use/right of access which was later sold or removed by Sandon)

The design and access statement indicates that both the replacement mobile home and dwelling will be occupied by a single family. With the other dwelling approved on site this equates to two independent dwellings. As such it would be difficult to substantiate that there would be any material intensification of use from the site onto the maintained highway network.

By way of a comparison, I would not be minded to raise an objection if the caravan was omitted and the proposed dwellings was a 4 bed rather than a 3 bed. In highways terms there would be no material change between this and what is proposed.

I trust this assists, if you still think a site visit would assist in your/your committees determination of the application please let me or Nicola Fry know and we can get something booked in.

[REDACTED]

Thanks

Ian Hayward | Data & Information Officer | Information Management | Planning Services
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]@westsussex.gov.uk

From: Simon Davis [REDACTED]
Sent: 16 September 2019 15:01
To: Ian Hayward
Subject: FW: Planning Application BN/47/19/PL

Dear Ian,

Please see below objection received in connection with this application. The writer is requesting that County do a site visit for this application. Can you advise whether this would be possible?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: [REDACTED] <[REDACTED]>
Sent: 16 September 2019 14:55
To: Simon Davis <[REDACTED]>
Subject: Planning Application BN/47/19/PL

Dear Mr Davis,

Thank you for discussing the above planning application today. As mentioned, upon reviewing the application we were both concerned and surprised at the Highways response in that they were only doing a "desk top" study using historical information and not undertaking a full traffic survey.

When application BN/19/18/PL, for the dwelling currently being built, was initially reviewed by Highways, they were concerned about shared access to and from the site by both the applicants residence and our residence, Sandon Cottage. However, when it was proven that access was only to be used by the applicant, they changed their decision and allowed the present development.

There was an application to remove the existing mobile home and build a chalet bungalow but this was subsequently withdrawn. This new application now intends to replace the existing mobile home with a smaller one as well as building a chalet bungalow, thereby adding a third residence to the site. That makes three dwellings using the same access point onto Church Lane. Visibility onto the lane is very limited as Highways well know from their previous review and vehicles do not have a clear line of site of other traffic until the vehicle is some distance onto the lane.

It was also noted that the Design and Access statement provided with the application states that the new build and the mobile home would be occupied by one family so there would not be additional vehicular traffic using the access. How can this be the case as more people means more vehicles and we would contest that even if it were all for one family there would undoubtedly be more vehicles entering and leaving the site. These vehicles would be in addition to the vehicles/lorries the applicant currently uses for his business.

We would strongly request that Highways physically visit site to be able to assess our concerns and discuss them with us. It would be appreciated if you could take this up with Highways and get them to review their decision and let us know accordingly.

Regards,

John & Pauline Wakeman
Sandon Cottage
Church Lane
Barnham
PO22 0DB



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