

Simon Davis

From: Chris Lawrence
Sent: 18 November 2013 09:29
To: Simon Davis
Subject: Re: Planning Consultation on: FP/159/13/

Dear Simon

If you are only refusing the application on highway grounds can you please go ahead. We then know that this is the only issue left to deal with. We are looking at using the fully made up existing access to the west which is safe and will re-submit when this is sorted.

Many thanks

Regards

Liz

On Friday, 15 November 2013, 12:32, Simon Davis <Simon.Davis@arun.gov.uk> wrote:
Dear Liz,

Please see below further comments from West Sussex CC Highways (I had re-consulted them following submission of your new plan showing the parking off the A259).

With their comments as they are, I do not feel comfortable taking this forward with a recommendation to approve and feel that I must refuse instead. You should also note that I have an objection from Felpham Parish Council, which also refer to traffic issues relating to access and egress. I had been proposing to take this to planning committee on the 18th December but now with the Highway comments I cannot. You of course have the option to withdraw again – and then resubmit with the additional information requested by Highways.

You should note however that this time around with the siting of the equipment on the northern half of the site, I have had no representations from local residents and the Parish do not object on the grounds of noise. I therefore feel confident in being able to recommend this proposal for approval at a later date subject to the highway issues being resolved. Please let me know how you wish to proceed. The expiry date on this application is the 18th November and so I will need to start working on the report straightaway (but will not refuse it until Monday so you have time if you do wish to withdraw).

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: Dominic.Smith@westsussex.gov.uk [mailto:Domnic.Smith@westsussex.gov.uk]
Sent: 15 November 2013 11:06
To: Planning.Responses
Cc: Simon Davis
Subject: Re: Planning Consultation on: FP/159/13/

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 15th November 2013

FROM: Dominic Smith TO: Arun District Council
FAO: Simon Davis

SUBJECT: FP/159/13

Change of use from production of timber for bio mass use (Sui Generis) to land for private outdoor fitness training (D2 Assembly and Leisure) vehicular access from the A259 with 8 bay parking area within site (resubmission of FP/102/13/). This application is a Departure from the Development Plan.
AMENDED DESCRIPTION & SUBSTITUTE BLOCK PLAN.

Land at Rookery Farm, Worms Lane, Flansham, West Sussex

RECOMMENDATION:

Advice	Modification	More Information
Objection	X No Objection	Refusal

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has previously been consulted on the proposed development. An objection was raised on highway safety grounds. A revised plan has been submitted which incorporates parking on site, thus removing the need for pedestrians to cross the A259. Direct access from the A259 proposed.

The plan indicates that an existing crossover will be used to provide access. However, from observation of the site it does not appear that the current arrangement is a formal vehicular crossover, but that access to the land has been gained by overrunning the verge and eroding vehicular tracks. Vehicles gaining access in this manner are likely to be originating from the Rookery Farm access directly opposite as opposed to approaching from either east or west along Worms Lane.

The access is located in a derestricted section of road for which the Design Manual for Roads and Bridges would be the appropriate design guidance. For a 60mph design speed visibility splays of 2.4m x 215m would be required; the applicant has provided 2.4 x 125/150m. These are considered to be substandard and no evidence has been submitted to demonstrate that sufficient visibility for the recorded road speed.

Little information is provided on the geometry of the access and whether two-way working would be possible; vehicles stopping or standing on the A259 carriageway waiting to gain access would pose a hazard to through traffic and could result in shunt type collisions. The kerb radii shown on the plan requires a very sharp turning manoeuvre which could only be undertaken at very low speeds. The sudden slowing on a derestricted 'A' road could again lead to shunt type collisions. No vehicle tracking has been provided to demonstrate that vehicles with larger turning circles, such as a mini-bus, would be able to access the site without impacting the opposing lane of traffic.

Given the classification of the road a 'Road Safety Audit: Stage 1' would be required.

The LHA continues to raise an objection to the proposed development on the following grounds;

It has not been demonstrated that safe and suitable access can be achieved as required by paragraph 32 of the National Planning Policy Framework, that the proposed access arrangements will not present a risk of death or injury in accordance with Strategy 4 of the WSCC Local Transport Plan, and that the development allows for the safe movement of vehicles as required by Arun Policy GEN7.

Dominic Smith
Strategic Planning

Dominic Smith Planner, Strategic Planning, West Sussex County Council Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH Internal: 53597 External: +44 (0) 1243 753597 E-mail: dominic.smith@westsussex.gov.uk
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Think sustainably. Do you have to print? Can you double side? Do you need colour?

<planning.responses@arun.gov.uk>
23/09/2013 09:34

To <SU.Local.Development@westsussex.gov.uk>
cc

To: WSCC(ROW/Strategic/Highways/Archaeology/Ecology)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION FP/159/13/

NO:

Registered: 23rd September 2013

Site Address: Land at Rookery Farm Worms Lane Flansham

Grid Reference: 496400 101200

Description of Works: Change of use from production of timber for bio mass use (Sui Generis) to land for private outdoor fitness training (D2 Assembly and Leisure) (resubmission of FP/102/13/). This application is a Departure from the Development Plan.

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

Click here to view the application details

Should you have any comments to make, these should be sent by replying to this email by 24-OCT-13.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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