

Simon Davis

From: Simon Davis
Sent: 27 September 2013 14:02
To: [REDACTED]
Subject: Proposed Fitness Equipment at Land at Rookery Farm REF FP/159/13/

Dear Elizabeth,

I have received a Highway objection to the current application (see below). Whilst I appreciate that this is a new objection, West Sussex Highways were consulted on the previous application but did not have the opportunity to respond before the application was withdrawn. I have no doubt that they would have objected to the previous application.

The WSCC officer has also indicated that if the applicant is looking to overcome the issues then the installation of any form of pedestrian crossing at this location is not going to be acceptable. The demand wouldn't be there to make something like a light controlled or zebra crossing viable or safe not to mention the unsuitability given the speed. The only realistic option would be to look at direct vehicular access into the site from somewhere.

You would be welcome to contact Dominic Smith direct to discuss this objection.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: [REDACTED]
Sent: 27 September 2013 10:52
To: Planning.Responses
Cc: Simon Davis
Subject: Re: Fw: Planning Consultation on: FP/159/13/

WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION

DATE: 27th September 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) (resubmission of FP/102/13/). This application is a Departure from the Development Plan.

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

RECOMMENDATION:

Advice	Modification	More Information	
Objection	No Objection	Refusal	X

Summary

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has been asked to comment on the proposed change of use for an outdoor fitness training centre.

The LHA recommend that the proposal is refused on the following grounds;

It has not been demonstrated that safe and suitable access to the site can be achieved by all people as required in paragraph 32 of the National Planning Policy Framework (NPPF), that the proposed access arrangements will not present a risk of death or injury due to transport incidents in accordance with the strategy 4 of the WSCC Local Transport Plan (LTP3) nor that the development allows for the safe movement of pedestrians and vehicles as required by Arun Policy GEN7 (vii).

Context

The Applicant proposals and outdoor fitness training facility that will be used privately by the Applicant as well as hired out for use by groups, children and disabled users. The Design and Access Statement notes that the provision is unique and that the intention is to provide a facility that is not available locally.

Accessibility

The Applicant has stated that there will be no direct vehicular access to the site and that visitors will be expected to cycle or walk. Given the nature of the use it would be anticipated that the site would have a relatively large catchment area and that it is unlikely that all users of the site would be located within a reasonable walking or cycling distance from the site, or would be inclined to walk or cycle regardless of distance. Some users, such as groups of children or disabled users, are more likely to seek access by vehicle. Car parking will be made available at the existing Rookery Farm shop (although it should be noted that while this is under the control of the Applicant it is not included within the site boundary and the provision could be lost should this land change ownership) to the north of the A259 for those wishing to drive to the site. Pedestrians would be required to cross the A259 in order to access the site which is located to the south of the A259. Speeds along this section of the road are derestricted and daily traffic flows are high; while we do not have a counter at this specific location, an auto-counter further along the A259 shows the volume of traffic to be in the region of 15,000 daily movements and peaking at 1350 movements per hour, the equivalent of 1 movement every 2.5 seconds. Crossing opportunity would be limited and could result in pedestrians growing impatient and crossing at unsuitable times, running the risk of being struck by a vehicle travelling at speed.

Further to this, there are no pedestrian facilities along this section of the A259. Pedestrians would be directed to and from the bellmouth junction of Rookery Farm and onto a grass verge on the opposing side. Conditions would be worsened after periods of inclement weather where the grass verge may be wet or muddy and could result in pedestrians slipping onto the carriageway or encouraged to walk alongside until a suitable section of verge can be found. Such a provision would also be inappropriate for use by disabled users although use of the site is being promoted as such.

Pedestrians emerging from Rookery Farm to cross the road could obstruct the path of vehicles leaving the A259 to enter the Rookery Farm site and lead to rear shunt collisions between vehicles on the running carriageway who would not be expecting an obstruction to their journey.

Dominic Smith
Strategic Planning

23/09/2013 09:34

cc

Subject Planning Consultation on: FP/159/13/