

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.

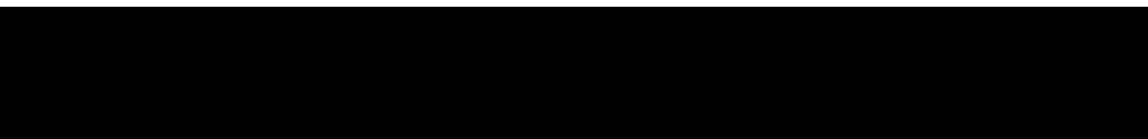
The LHA continues to raise an objection to the proposed development on the following grounds;

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

Think sustainably. Do you have to print? Can you double side? Do you need colour?



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 NO: FP/159/13/

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 01903 737874.

Regards
Planning Officer

consultee_email

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

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