

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 29 March 2017 15:17
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: WA/63/16/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 29/03/2017

FROM: Ian Hayward
TO: Arun District Council
FAO: Mr D Easton

SUBJECT: WA/63/16/PL - Demolition of 3 No. existing agricultural buildings & erection of new agricultural building & farm workshop/office.

Fairmead Farm, Binstead Lane, Arundel, West Sussex, BN18 0LQ

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice & More Information

S106 contribution total: n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Context & History

This application as described seeks the demolition of 3 existing agricultural buildings & erection of a new agricultural building & farm workshop/office at Fairmead Farm, Binstead Lane, Arundel.

The site seems to have held agricultural use in the past as a Pig/Poultry farm but this seems to have long since ceased. Planning consent WA/62/99/ permitted the use of the site for the renovation of vintage coaches. I can find no record of Highways Consultation for this application but can see from the decision notice consent was granted on a temporary basis with significant restrictions on the operations on site in the interests of local amenity.

The Local Highways Authority accepts that Fairmead Farm has historic use as a Pig/Poultry farming and in turn accepts the vehicular trip generation this would have created. However guidance (included within the WSCC Transport Assessment Guidance) is clear in saying that previous uses cannot be taken into account where these have not been active within the past 5 years, unless it can be demonstrated that this previous use will be re-implemented. In the case of Fairmead Farm, I'm not aware of any pig/poultry farming operation that could be reverted back to. While the application description states 'Demolition of 3 No. existing agricultural buildings & erection of new agricultural building & farm workshop/office.' The supporting statement suggests the use of the site will be for the storage of agricultural vehicles in connection with an agricultural contracting concern. Can this be considered as an agricultural use or would the resultant permitted use fall under one of Sui Generis?

On balance, based on the submitted information to establish the existing base situation, the Local Highways Authority considers that the proposal would result in an intensification of use at the site.

Access

Access to the site is achieved via an existing point of access from Binstead Lane. Binstead Lane is unclassified Lane subject to the national speed limit. Though given the nature of Binstead Lane namely its alignment and width it is extremely unlikely that vehicles will be approaching the site access point at this speed.

The applicant would be requested to demonstrate the maximum achievable levels of visibility at this access point in line with the principles and guidance set out within Manual for Streets. This is to allow the Local Highways Authority to assess if the access point is adequate in terms of visibility to accommodate the increased vehicular activity anticipated.

From inspection of the existing vehicle crossover serving the site improvements could be made to the construction of the crossover with the access point being upgraded to a heavy duty specification.

While the existing access crossover is wide and splayed the applicant should demonstrate that the access point's geometry is adequate to meet the needs of vehicles intended to use the access point. This can be done by way of swept path tracking plans.

Highway Capacity

The applicant has detailed that the proposal will result in 6 to 8 vehicular movements in any one day. It is accepted that Binsted Lane is narrow in nature with limited passing places however I'm mindful of the rural location where vehicular movements from larger agricultural vehicles would be anticipated and importantly are already being generated by neighbouring farms/enterprises.

In principle substantiating a highway capacity reason for objection on the basis of 6 to 8 vehicular movements per day would be extremely difficult. However I would request the applicant provide more detailed information pertaining to these vehicle movements. A list of vehicles currently contracted by the proposed occupiers has already been provided. How does the contracting of the vehicles take place, do they leave the site and operate elsewhere for significant periods of time or are vehicles contracted on a short terms basis whereby they leave and return to the site on a daily basis?

Conclusion

In conclusion the Local Highways Authority would request that the points raised above are brought to the attention of the applicant and WSCC re-consulted on the application.

Ian Hayward
Strategic Planning

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 10 March 2017 16:42

To: SU Local Development

Subject: Planning Consultation on: WA/63/16/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION **WA/63/16/PL**
NO:

Registered: 8th September
 2016

Site Address: Fairmead Farm Binsted Lane Arundel BN18 0LQ

Grid Reference: 499350 105450

Description of Works: Demolition of 3 No. existing agricultural buildings & erection of new agricultural building & farm workshop/office.

The Council have received the above 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 20-OCT-16.

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 D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016
DX 57406 Littlehampton

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