

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 May 2017 09:11
To: Planning Scanning
Subject: FW: WA/63/16/PL - Fairmeads Farm Binsted

From: David Easton
Sent: 05 May 2017 09:09
To: Planning.Responses
Subject: FW: WA/63/16/PL - Fairmeads Farm Binsted

Could this please be uploaded as a consultation response from WSCC.

Many thanks,
David

Sent: 21 April 2017 11:22
To: David Easton
Subject: RE: WA/63/16/PL - Fairmeads Farm Binsted

Hi David,

Thanks for this additional info, I was not aware of this WA/66/02/ application when I provided comments.

The principle of WA/66/02/ was simply for field access and not for any change of use operating at the site so the highways considerations in both cases are slightly different.

Given the access is unmade, as shown in the photos, and will be taking heavy vehicles on a regular basis the access crossover should be made up to current heavy duty WSCC specifications. Break-up of the crossover, which while not surveyed to date, will in part be considered publically maintained highway would therefore be the burden of WSCC to maintain so any access should be constructed to an appropriate specification obtained from WSCC Highways.

The applicant has outlined that the proposal will result in very few (one or two) vehicular movements twice per day, morning and afternoon/evening. This is significantly less than I was anticipating when providing comments dated 29/03/2017 given the details in the original application were somewhat vague. On this basis it would be extremely difficult for the Local Highways Authority to demonstrate that any material intensification of use would result and therefore in principle the application would be difficult to resist from a Highway Safety or Capacity perspective.

Nevertheless the access geometry needs to be designed to accommodate the vehicles intended to access the site. On this basis I would advise the access is improved by way of construction and geometry. The photos provided show significant verge overrun, again a maintenance burden on the Local Highways Authority. Below I provide some wording for an access condition (& Informative Note), whereby the Local Highways Authority would seek plans and details to improve the access point, including swept path tracking to demonstrate the geometry is adequate.

Access

No part of the development site shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details (including swept path tracking for appropriate vehicles) submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Minor Highway Works

The applicant is advised to contact the Highway Licensing team ([REDACTED]) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

I do still have concerns that the use proposed is more Sui Generis or B8 than agricultural. A open B8 use could in the future attract significantly more vehicular movements than are proposed by the intended occupier and outlined by Mr Carver. Additional movements at the site would require additional highways considerations, requirements and information in line with my response dated 29/03/2017. Would it be appropriate to consider a personal permission condition or temporary consent in order to mitigate against this?

Ian Hayward
Strategic Planning

Sent: 11 April 2017 16:50
To: Ian Hayward
Subject: FW: WA/63/16/PL - Fairmeads Farm Binsted

Dear Ian,

I have been provided with the below email and attached documents from the agents for the above application. The planning approval referred to was for the construction of a field access gate and crossover. However, as can be seen from the photograph attached the access appears unmade. Are you able to confirm if further details is still required so as this information can be relayed to the agent in an attempt to expedite the process.

Please do not hesitate to contact me should you wish to discuss this application.

Regards,
David Easton

David Easton MSc | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

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Save the environment - think before you print.

Sent: 04 April 2017 12:25
To: David Easton
Subject: Fairmeads Farm Binsted

Good morning David

Further to our telephone conversation earlier today regarding the above, I hope the following will be helpful.

- 1 Please see the attached planning approval for a new highways cross-over access for the vintage buss change of use
- 2 Weight of vehicles typically using the access would be from the applicants Private cars a Massey Ferguson 260 and the weight is given as 1920KG
and a Unimog as listed in the registration document is 4200KG,
- 3 Attached photos of visibilty looking North and South from the access
- 4 The access will only be mainly used by Farm tractors with mounted equipment (plough or similar) and/or trailers

5 Vehicle movements envisaged would be typically one or two out in the morning (start of working day) and the same back at the end of the working day

Best regards

Jon

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