

From: Juan Baeza
Sent: 27 June 2018 16:00
To: Planning.Responses
Subject: Please scan under WA/84/17/PL

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Neil Crowther
Sent: 27 June 2018 15:53
To: Juan Baeza
Subject: FW: correspondence for Juan Baeza

If it's not been forwarded on already.

Neil Crowther | Group Head of Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: [REDACTED]
Sent: 27 June 2018 12:22
To: Planning
Cc: Neil Crowther
Subject: correspondence for Juan Baeza

Dear Juan Baeza,

I write on behalf of Mrs. Withers, who spoke with you on the phone on 22 June, 2018, and myself. We live at Bee Bee Kennels and Meadow Lodge respectively, on either side of Fairmead Farm. As you know, we and our neighbours are very concerned about the building activities at Fairmead Farm, WA/84/17/PL, which has recently been conditionally approved.

Specifically, we would like to draw your attention to concerns that have been raised by the West Sussex County Council (WSCC) that relate to Condition 4 of the approved plan, which states
“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”

Attached please find the WSCC Access Comment Condition – January 2018, written by Ian Hayward of Planning Services. These comments are included in this document:

“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

Informative Note

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.”

Also attached is the WSCC Highways response to the previous application for Fairmead Farm, written by Amanda Scholes 5 May 2017. That document notes:

“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.”

And:

“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.”

The current application gives no indication of the size of vehicles accessing/exiting the site during the construction of the buildings proposed. It is possible that these concerns for the previous application may still stand relative to the burden on the Local Highway Authority.

We hope this serves to clarify that we are concerned about potential, even likely, damage to our narrow one track lane.

We request that you visit the property of Fairmead Farm. It is important that you see first-hand just how narrow Binsted Lane is, its limited visibility and passing places, and the proximity of the telephone poles to the access. These cannot be appreciated by looking at a map.

We appreciate your consideration.

Maggie Moore Alexander

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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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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