

Simon Davis

From: [REDACTED]
Sent: 23 December 2013 15:52
To: Simon Davis
Subject: Re: FW: Doves Farm, Doves Lane Y/100/13/PD & Y/101/13/PD & Y/102/13/PD

Hello Simon,

Thanks for the information; on that basis I don't think there will be a material impact even if they were slightly higher than anticipated.

Kind regards,

Dominic

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?

[REDACTED]
23/12/2013 14:17

To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Doves Farm, Doves Lane Y/100/13/PD & Y/101/13/PD & Y/102/13/PD

Hi Dominic,

Please see further comments from Michael Fletcher below (his comments are in red under my email to him). I think we can assume re Y/101/13/PD that the movements will be the same.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

[REDACTED]
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: Michael Fletcher [REDACTED]
Sent: 23 December 2013 [REDACTED]
To: Simon Davis
Subject: RE: Doves Farm, Doves Lane Y/100/13/PD & Y/101/13/PD & Y/102/13/PD

Simon,

See below in Red

MF

From: Simon Davis [REDACTED]
Sent: 23 December 2013 13:22
To: Michael Fletcher
Subject: RE: Drovers Farm, Drovers Lane Y/100/13/PD & Y/101/13/PD & Y/102/13/PD

Dear Michael,

I have liaised further with WSCC who maintain that they need further information in order to avoid making assumptions when assessing the applications. They do not need to see a full report, assessment or anything similar along those lines. All that they require is a couple of lines for each of the three applications setting out what it has been used for and what is the likely future use – something along the lines of:

I think the previous estimations advised by WSCC are excessive by any stretch of the imagination and I would think such assessments are extremely rare in reality where such sites are concerned. This is not a 'worst case scenario' but a reasonable actual level of activity.

Former use: Grain store - 2 cars and 3 large goods vehicles (tractor and trailer) per day

Most likely 2 to 4 cars/day and 1 to 3 light good vehicle (panel van) visits per day. No articulated units over 7.5t are anticipated.

Future use: Small workshop - 3 cars and 2 large goods vehicles (7.5 tonne rigid) per day

Most likely 2 to 4 cars/day and 1 to 3 light good vehicle (panel van) visits per day. No articulated units over 7.5t are anticipated.

Realistically, WSCC don't expect the changes to have a material impact but at the same time, they are reluctant to wave these through without such information.

I appreciate their position but these applications should not be rejected in the contrived manner WSCC advise has been used for to date.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

[REDACTED]
Visit Arun's web site at www.arun.gov.uk

P Save the environment - think before you print.

From: Michael Fletcher [REDACTED]
Sent: 18 December 2013 15:49
To: Simon Davis
Subject: Re: Drovers Farm, Drovers Lane Y/100/13/PD & Y/102/13/PD

The way I see it is that we should not need to be consulting when the scope of what is feasible is one an experienced person should be reasonably able to assess.

MF

Sent from my iPhone

On 18 Dec 2013, at 14:23, "Simon Davis" [REDACTED]
Michael,

I can assure you that we are very much aware of the objectives of the GPDO and the content of it in respect of these prior notification applications. However, it is clearly difficult for WSCC to form a proper opinion on transport impacts without additional information. Without such additional information, it might be the case that WSCC have to assess the proposals on the basis of the worst case B1/B8 scenario and such an assessment could result in an objection where one might otherwise have not been forthcoming.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control

Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

Visit Arun's web site at www.arun.gov.uk

P Save the environment - think before you print.

From: Michael Fletcher

Sent: 18 December 2013 15:40

To: Simon Davis

Subject: RE: Drovers Farm, Drovers Lane Y/100/13/PD & Y/102/13/PD

Simon,

I refer to the reply given in respect of Stakers Barn, which you referred to earlier today

I will comment that one of the objectives in the creation of the GPDO is to avoid unnecessary studies/opinions/ bureaucracy.

Your district does not seem to be aware of that.

Regards,

Michael Fletcher
Head of Estates

<Image001.jpg>

Landlink Estates Ltd

Ham Farm, Main Road, Bognor, West Sussex PO18 8FH

www.landlinkestates.co.uk

Please consider the environment before printing this email

From: Simon Davis

Sent: 18 December 2013 12:58

To: Michael Fletcher

Subject: Drovers Farm, Drovers Lane Y/100/13/PD & Y/102/13/PD

Dear Michael,

I have received the attached responses from WSCC in relation to the transport issues (note both responses have the same wording). I wonder in line with their comments, are you able and willing to provide some additional information?

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control

Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

Visit Arun's web site at www.arun.gov.uk

P Save the environment - think before you print.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

