

Sent: 31 October 2014 12:04
To: Planning.Responses
Cc: Deborah Urquhart
Subject: A-142-14

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 28/10/2014

FROM: Jamie Brown

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: A/142/14/PL- Redevelopment of site for small Class B1 (Business, Light industry) and B8 (Storage or distribution) industrial units. Departure from the Development Plan.

Old Barn Nursery, Dappers Lane, Angmering, West Sussex, BN16 4EN

RECOMMENDATION:

☐☐☐☐☒☐

Advice

Modification

More

Information

Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £N/A

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

The site presently accommodates an existing nursery business. This is a material highway consideration as there is a current use that does generate activity. Trip generation is not based upon the use of WSCC's adopted TRICS guidance. However the applicant's trip rates give a useful indication of the amount of traffic going into the site during the time periods assessed.

30 car parking spaces are proposed. The car parking provision has been considered against the WSCC maximum parking standards. The proposed parking provision is within the maximum standards.

Vehicular access to the site is possible only from Dappers Lane. No changes are proposed to the existing access arrangements. The site has an access road which is not part of the

adopted highway and has an initial width of approximately 5.5 metres, narrowing down to 4.8 metres. From the red edge shown on the site plan it would appear that the applicant has control of a proportion the land to the south of the site, I would therefore advise that a large proportion of the existing hedgerow is cut back and maintained to achieve an adequate visibility splay.

A comprehensive construction management plan should be submitted. This should set out the controls to be implemented throughout the construction project to ensure that safety of users of the public highway, as well as its operation, is not detrimentally affected. The construction management plan should amongst other things set out how deliveries are to be managed along Dappers Lane in light of the carriageway width and presence of other vulnerable road users.

Based on the information submitted, this proposal would not appear to result in a significant increase in traffic over the existing permitted use. The existing carriageway width is sufficient to enable two cars to pass or to allow a car to pass a larger vehicle. The access arrangements are considered satisfactory to serve the proposed development.

In conclusion, subject to the following conditions, there are no highway safety or capacity grounds upon which to resist this proposal.

CONDITIONS

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Visibility splays

Within six months of the date of this planning consent, maximum visibility splays shall be provided at the site access onto Dappers Lane in accordance with a plan to be submitted to and approved by the planning authority. These splays shall thereafter be kept clear of all obstructions to visibility above a height of one metre above the adjoining road level.

Reason – In the interests of road safety.

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