

Woodlands
Dappers Lane
Angmering
West Sussex
BN16 4EN

7th December 2017

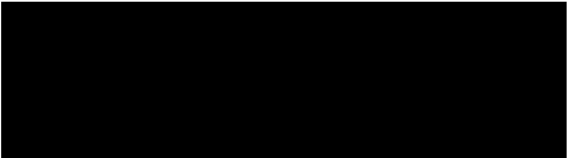
Arun Planning Department
1 Maltravers Road
Littlehampton
BN17 5LF

FAO Mr D Easton: Planning Application A/142/17/PL

For the reasons shown below I wish to register an objection to the above planning application relating to land at Barn Farm, Dappers Lane, Angmering (change of use from storage to car sales yard).

The site is totally unsuitable for this type of business activity as it is on a derestricted part of a rural lane which has to accommodate two-way traffic, is too narrow to allow vehicles to pass each other, cannot accommodate any parking, has no pedestrian walkways and is unlit. The steeply sloping road surface is eroded at the edges and the continuous water leakage at the entrance to the Barn Farm site turns this part of the lane into an extremely dangerous ice-covered hazard in low temperatures. Last winter this resulted in a cyclist skidding across the ice and crashing, requiring an ambulance call-out and admission to hospital. Dappers Lane is used as the area's main access to the South Downs National Park by large numbers of walkers, dog-walkers, runners, cyclists and horse riders who have to share the narrow carriageway with vehicles, and any additional traffic generated from this type of commercial use will increase the already significant risk of further major accidents.

It is clearly evident that the site has been used as a car sales dealership for some considerable time, in blatant contravention of the planning regulations. Currently advertising online as 'Fifty8 Motor Cars Limited, Dappers Yard, Barn Farm, Dappers Lane, Angmering, BN16 4EN', it's website (www.fifty8motorcars.co.uk) states that the business was established as long ago as April 2016, which was two months before even the previous planning application A/113/16/PL was submitted and this was, of course, limited to seeking approval to use the land for storage. The site is also currently being used for car valeting (Deacon Valeting and Detailing), which again appears to breach the planning regulations and which also generates additional traffic. Signage on the vehicles being offered for sale which read 'RAC Approved Dealer' give the misleading impression that this is a dealership which meets all relevant regulatory requirements, which is clearly not the case. The signs at the entrance to the site and the presence of a new office building which is visible from the highway (photograph attached), are further evidence of the extent to which the planning regulations are being ignored.



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