

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: J Baeza
FROM:	Highways, WSCC
DATE:	11 April 2018
LOCATION:	Land at Barn Farm, Dappers Lane, Angmering, West Sussex, BN16 4EN
SUBJECT:	A/142/17/PL Change of use of land from storage (B8 Storage or Distribution) to a car sales yard (Sui Generis).
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

The site is situated in a rural location to the east of Angmering. The lane would be considered rural with no streetlights or footways. There are a number of business and agricultural operations which are accessed via Dappers Lane as well as a large housing development south of the site which has an access point onto Dappers Lane.

Access – whilst the access geometry appears to be sufficient, the street view from 2012 shows the surface of the access mouth in a poor state of repair.

The site access is within the derestricted section of the lane however it is located just north of the 30/60 termination sign. Therefore, given the rural nature of the road and the slight bend south of the access it is unlikely that speeds will be close to the 60mph speed restriction. It is therefore considered that visibility is acceptable, however splays will need to be maximised and the vegetation within the splays maintained.

It is unlikely the Highway Authority would raise an objection to the proposal on traffic generation terms due to the existing business/uses along Dappers Lane. However the information provided is limited and it is not clear as to the size and type of car sales yard proposed and therefore the level of intensification in use cannot be determined.

It is noted however, that the permitted use for B8 Storage and Distribution could generate significant levels of traffic a large proportion of which could be large vehicles.

There does not appear to be a plan which shows the parking layout, this is required.

In addition, please request the applicant provides additional information with regards to proposed traffic generation ie number of cars on sale, how cars will be delivered (ie on a car transport vehicle), any other operations which will happen on site (ie car maintenance/repair), anticipated number of customers etc. A commitment to the maintenance of the visibility splays and proposed improvements to the access surfacing are also required.

Please reconsult.

Debbie Farrell
West Sussex County Council – Planning Services

Visibility to be secured via condition

Prior to first commencement of development, visibility splays at the site access shall be maximised in accordance with a plan to be submitted and approved by the Local Planning Authority by the cutting back of vegetation adjacent to the site access. Once provided the splays shall thereafter be maintained and kept free of all obstructions over the height of 0.6m above adjoining carriageway level or otherwise agreed.

Reason: In the interest of road safety