

[REDACTED]

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From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 08 February 2018 23:00
To: Planning.Responses
Cc: Deborah Urquhart
Subject: RE: Planning Consultation on: A/3/18/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 08/02/2018

FROM: Ian Hayward

**TO: Arun District Council
FAO: Ross Leal**

SUBJECT: A/3/18/PL - Change of use of land to storage (B8 Storage or Distribution), erection of barn & hardstanding (resubmission following A/111/17/PL).

Land at Arundel Road/A27, Angmering, BN16 4EU

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice & Objection

S106 contribution total: n/a

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

History

West Sussex County Council was consulted previously on Highway Matters for this location under planning application A/111/17/PL seeking retrospective change of use land to storage (B8 Storage or Distribution), erection of barn & hardstanding. The application was considered with the benefit of a site visit undertaken on 2nd October 2017.

In summary a highways objection was raised citing that adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access, visibility splays and on site turning facilities and would therefore give rise to increased hazards to highway users. The application was withdrawn by the applicant.

Context

This application is essentially a re submission of that previously sought under A/111/17/PL. This latest application has been submitted with the support of a Technical Transport Note prepared by Motion.

The existing use of the land appears to be as a small holding with the presence of two sheds on the site as existing. The Local Highway Authority (LHA) is satisfied that historically there is evidence of a vehicle access point in this location. However, it does appear to be informal and likely only used to service the land. The access location is in proximity to the corner of the plot where traffic joins the 'C' classified Arundel Road from the A27 slip road. The plans provided are not representative of the road layout, as previously observed on site. The plans detail a priority junction whereas the deceleration lane that is in place would result in higher speeds approaching the access point.

Visibility North (Southbound - Primary)

The Technical note provides evidence of a 7 day automated speed survey revealing the 85th percentile dry weather speeds to be 20.1 mph from this direction.

A reduction to account for wet weather speeds of 2.5mph / 4kmph is permissible under the Design Manual for Roads and Bridges TA 22/81. No data has been submitted detailing the weather conditions during the course of the survey (6th – 12th December)

Using historic weather records I have been able to ascertain that light rain was recorded on three of the seven days the survey was undertaken. From inspection of the actual survey data within Appendix B, the recorded vehicle speeds do not seem to have been significantly affected by the weather conditions and therefore I would be satisfied that a reduction to ascertain wet weather speed is appropriate.

As detailed within the Technical Note this would equate to a Stopping Sight distance of 21 metres as per Manual for Streets methodologies.

The Technical Note has satisfactorily demonstrated that such a splay of 2.4 x 21 metres is achievable and would be considered an improvement against the existing situation.

The Local Planning Authority would be advised that the formation of such a splay is going to have a significant impact upon the vegetation boundary in this location, and may require the removal a mature tree.

Visibility South (Northbound - Trailing)

No significant additional assessment has been made with regard to visibility south of the access point. Other than overhanging vegetation clearance the opportunity for improvement is limited due to 3rd party land ownership and the lack of a wide highway verge.

It has been acknowledged in paragraph 2.12 of the Technical Note that visibility to the south is substandard.

The technical note contends that:

- *In this direction vehicles will be travelling on the opposing side of the carriageway.*

The opposing side of Arundel Road is not restricted from on street car parking and there is historic evidence available that this side of the road is used to provide an on street car parking provision. This does result in vehicles approaching on the nearside carriageway.

- *A banksman can be used to assist with vehicle movements secured via a suitable worded planning condition.*

Any such condition would need to satisfy the 6 tests as set out by paragraph 206 of the National Planning Policy Framework. I would question if such a condition would be 'enforceable' in perpetuity and therefore fail this test.

- *Minimal trip generation will be created*

While it is appreciated that the proposed use would only generate a small number of vehicular movements the use of the site for B8 storage would have the potential to

generate significantly more vehicular movements over and above those stipulated within the applicants Technical Note.

- *Mirrors to be installed to assist with visibility*

WSCC as the Local Highways Authority does not support the use of mirrors in such situations or permit mirrors to be placed within the public highway. It has been established that they reflect light and interfere with drivers vision and reduce ability to judge oncoming vehicles speed.

Internal Access

Previously on site several large trailers were observed. No evidence of ability for these to turn within the site was previously provided. The Technical Note provides swept path tracking for the turning of a car and caravan. While these plans themselves are acceptable, they do not represent the scenario of large HGV vehicles which could be associated with a B8 use class development.

Conclusion

In principle the use of the site for B8 use will result in the intensification of use of the site and access point onto Arundel Road.

While it is appreciated that the applicant can improve visibility to the north in accordance with the Stopping Sight Distance requirements of the recorded road speeds it is questionable if the Planning Authority would be satisfied with other considerations involved in implementing this splay.

No opportunity to significantly improve visibility to the south is available.

The LHA conclude that an increased use of this substandard access would cause a detriment to the safe operation of the public road network. The proposals are therefore contrary to paragraph 32 of the National Planning Policy Framework (NPPF) and the LHA would object on the following reasons:

- Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of visibility splays and on-site turning facilities and would therefore give rise to increased hazards to highway users.
- The increased use of the existing access to the public highway would add to the hazards of highway users to an unacceptable degree.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 18 January 2018 15:19

To: SU Local Development

Subject: Planning Consultation on: A/3/18/PL

To: WSCC(ROW/Strategic/Highways)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: A/3/18/PL

Registered: 18th January
2018

Site Address: Land at Arundel Road/A27 Angmering BN164EU

Grid Reference: 506753 105605

Description of Works: Change of use of land to storage (B8 Storage or Distribution),
erection of barn & hardstanding (resubmission following
A/111/17/PL).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 22-FEB-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Ross Leal who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

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