

ALBERT MARINER
ACORNS CAMPSITE
ARUNDEL ROAD
ANGMERING
WEST SUSSEX
BN16 4ET

Your Ref: OWPC17408
Our Ref: A/3/18/PL 12-01-2018
Please ask for:
Ross Leal

20th February 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

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

Thank you for your internet representation made on 19th February 2018 which has been recorded as '**an objection**' with the comments as follows:

I have to object to the proposed use of this parcel of land on the grounds of access and visibility. The surrounding hedges north of the site entrance, have recently been cut back and this does improve visibility slightly for and of vehicles approaching from the A27. However, no such work can realistically be carried out to improve the negligible view from the site of traffic approaching from the south, within Arundel Road.

The biggest difficulty however, lies with the proposer's need to access the land with large trailers, which, owing to the restrictions presented by the plot's topography, must be reversed into the site. This requires the use of boards to be laid across the south bound lane from site's access "bell mouth" in order to mitigate the difference in levels between the carriageway and the site - to prevent the trailers grounding out. The proposer is correct that they use a banksman but the banksman is occupied with the task of directing the driver onto the land whilst overseeing the passage of the trailer along the levelling boards. He cannot control traffic on two sides of a vehicle. In practice, this operation can easily take 5 to 10 minutes, during the bulk of this time, the carriageway is completely blocked (I have observed this operation in part, a number of times so far, when entering Arundel Road from the A27 and have been most concerned with the possibility of following vehicles rounding the corner and colliding with the rear of my own vehicle).

The campsite (located some 165 metres south of Arundel Acre and on the same side of the road) was obliged to install a suitable metalled surface of sufficient size to permit the length of vehicles accessing that site, to pull up to the gate and stop clear of the carriageway; it would seem logical that similar requirements be made of this land if access by long vehicles is to be permitted. I note the previously supplied swept path analysis. It seems somewhat disingenuous to consider a car / caravan combination when in reality the drawing vehicle will be by necessity a commercial vehicle and the trailers have up to 3 axles. Additionally, the manoeuvre depicted presumes a level surface and not an acute change of angle at the road / site interface.

As a (recently retired) road safety auditor, I do not believe this particular plot of land is currently suitable for access by large trailers or long vehicles (over 3.5 tonnes).

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning