

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 21/03/2018

FROM: Alison Meeus

TO: Arun District Council

FAO: Andrew Wood

SUBJECT: BE/6/18

**Chalcraft Lane, Chalcraft Nurseries, Bersted
Bruce Dixon Car and Van Hire**

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

X

**More Information
Refusal**

The proposal to re-locate Bruce Dixon Van and Car Hire rental to the existing Chalcraft Nursery site on Chalcraft Lane has been considered by WSCC as the County Highway Authority (CHA). No objection is raised as the relocation is not considered to significantly impact the local highway network in terms of safety and capacity.

The proposal will see the site change from a caravan sales and storage use. Although part of the site will still be used for this purpose the reduction in stock means the applicant now has land available to accommodate up to 17 cars and vans (specifically 7 cars and 15 vans).

Bruce Dixon is currently located on Shripney Road and has 22 vehicles in total however 5 of the vans are on longer term leases and as such do not require storage space. However if these 5 vehicles needed to come back on site does the applicant have a plan for where they could be stored should these lease vehicles come back.

It is anticipated there could be at least 10 vehicles parked within the compound on a regular basis, and considering this movements created from this activity could be anything from 7 to 17 per day. This is a worst case scenario and most likely will be lower than this due to rentals often including returns the following day.

The existing access and car park for the nurseries will provide a safe access in and out of the site. Visibility is good, and already used by delivery vehicles and vans related to the nursery. There is a car park for customers dropping off drivers, and turning space is available for allow vehicles to exit in forward gear

Overall WSCC would not consider the proposal to create any severe highway safety or capacity issues although the LPA may wish to limit the number of vehicles stored on site to avoid over storage from an aesthetic and capacity point of view. A plan for the storage of an additional 5 vehicles should be considered if the longer term leases are not renewed.

**Alison Meeus
Planner**

PARKING

Van/Car parking space (details approved)

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 van/car-parking space for the use