

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 19th November 2013

**FROM: Ian Gledhill TO: Arun District Council
FAO: James Smith**

SUBJECT: FG/134/13 - Demolition of existing single storey dwelling, construction of paved display and parking forecourt, with associated landscaping and lighting.

The Bungalow, Hangleton Lane, Ferring, West Sussex, BN12 6PB

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

The site does already accommodate an established car sales and car servicing use with access directly onto the A259. The proposal does seek to increase the area of the site by 665sqm, the majority of which would be used for car parking and the outside display of vehicles. Inevitably some intensification of use of the site will result. However this proposal is not seeking to introduce new uses but just to increase parking provision and outside display space. On that basis the intensification is not anticipated to be significant nor warrant any formal capacity assessments.

The proposal does also seek to alter the existing access arrangements. The site presently has a single vehicular access point directly onto the A259. The constrained nature of the existing site does severely limit manoeuvring space, especially for larger vehicles. The current application seeks to introduce an 'In' and 'Out' arrangement by way of forming a new egress onto Hangleton Lane. This would overcome any manoeuvring difficulties. It would also require all vehicles associated with this proposal to exit onto Hangleton Lane. This would intensify the use of the A259/ Hangleton Lane. Hangleton Lane is in place narrow but only a short section of the Lane would need to be used. The junction onto the A259 is also considered to be of adequate geometry to accommodate any increased use. The principle of the proposed access arrangements is considered acceptable.

With regards to the proposed egress, the submitted landscaping plan does indicate that the visibility splay to the north would cross 3rd party land. As such there is no guarantee that this sightline can be provided. However the guidance of Manual for Streets 2 does enable visibility splays to be drawn to the nearside edge of an oncoming vehicle. Evidently, if the splay is drawn to the likely path of an oncoming vehicle, an adequate sightline can be achieved that is not dependent upon 3rd party land. Revised details would be sought via condition.

Alterations would be required to the existing vehicular access that is presently used by two existing dwellings, one of which is to be demolished as a consequence of this proposal. A condition is recommended to secure plans and details.

The works within the highway would need to be undertaken as part of a s278 agreement. The Applicant should secure all relevant permissions from the Implementation team prior to undertaking any works within the public highway.

The landscaping plan does also appear to show planting within the highway on the A259 frontage. If the Applicant does wish to undertake any planting within the highway, this would need to be permitted separately under a license to plant. Should this planning application be permitted, it would not convey permission to plant in the highway.

No highway objection would be raised.

If the Planning Authority is minded to approve this application the following conditions would be recommended.

Access

No part of the development shall be first occupied until such time as the vehicular access onto Hangleton Lane has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once constructed, the Hangleton lane access shall be used as an exit for vehicular traffic only.

Reason: In the interests of road safety

Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 31 metres have been provided at the proposed site vehicular access onto Hangleton Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

INFORMATIVE

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Ian Gledhill
Strategic Planning