

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14th April 2015

**FROM: Alison Meeus TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: FG/45/15/PL - Change of use of land from agricultural/compost production to B8 storage. This application is a Departure from the Development Plan.

Hangleton Nursery, Hangleton Lane, Ferring, West Sussex, BN12 6PP

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

X

**More Information
Refusal**

S106 contribution total (see below for breakdown): £n/a

The proposal is to change the use of the existing agricultural/compost production business to B8 storage for 70-100 cars utilising the existing Yeoman's Peugeot dealership access onto the A259. The A259, Ferring Road is a dual carriageway providing access and has a 50mph speed limit.

The agricultural/compost production business currently generates between 8-10 HGV movements per day using the main access off Hangleton Lane, and as such the area already experiences a frequent number of large vehicle movements. The proposed storage compound will create 1 trip per day by an 11 car, car transporter and 20 individual vehicle trips.

The dealership currently experiences deliveries of cars to the site, and the creation of the storage compound will provide a dedicated area for the transporter to park and turn enabling the transporter to off load the cars away from the highway, which could otherwise lead to un-safe parking on the A259.

Swept path diagrams have been provided to show this vehicle can enter and exit the existing access in forward gear. WSCC acknowledge the swept path diagrams show encroachment into the second lane of the dual carriageway, on both entry and exit. However; immediately before the access is a Pegasus crossing and right hand turn into Langbury Lane which could aid the slowing of traffic, and equally provide longer windows of time for the transporter to exit safely. Visibility appears to be very good and clear although it is not known from the plans provided what current level of visibility can be achieved. It is considered that given the size of the vehicle there is an emphasis on all road users to use common sense and good judgement before entering the highway, or crossing the road.

An interrogation of the road traffic casualty and collision database reveals there has been one accident in the vicinity of the access, but not at the access, in the last three years. This involved a cyclist and a motorcyclist using the right hand turn lane into Langbury Lane, and was caused by driver/rider error.

As such WSCC do not raise objection to the proposal, but suggest that the LPA consider including a suitably worded condition placing a limit on the number, and type of movements made from this access.

Alison Meeus

Strategic Planning