



# Caffyns employment proposals for Roundstone Bypass, Angmering



Proposed Audi dealership viewed from the A259

## About Caffyns

CAFFYNS BEGAN AS A FAMILY RUN BUSINESS IN EASTBOURNE IN

**1865**



THE COMPANY NOW HAS

**12**

**CAR**  
DEALERSHIPS IN SUSSEX AND KENT

CAFFYNS HAS INVESTED IN A NEW VW DEALERSHIP IN WORTHING; APPROXIMATELY SEVEN MINUTES AWAY

THE CAFFYNS FAMILY TAKE AN ACTIVE ROLE:

SIMON CAFFYN IS THE CHIEF EXECUTIVE

## CAFFYNS CURRENTLY EMPLOYS

**31** STAFF AT BROADWATER ROAD, WORTHING

**457** STAFF AS A WHOLE

CAFFYNS IS A LOCAL EMPLOYER FOR ANGMERING AND THE WIDER ARUN DISTRICT

BROADWATER ROAD (WORTHING) NO LONGER FITS THE NEEDS OF THE GROWING COMPANY

**63%**

OF THOSE EMPLOYED AT WORTHING AUDI LIVE WITHIN THE ARUN DISTRICT

**TWO**

APPRENTICES ARE CURRENTLY EMPLOYED AT WORTHING

CAFFYNS APPRENTICES TRAIN AT NORTHBROOK COLLEGE

SOUTH EAST APPRENTICESHIP EMPLOYER OF THE YEAR 2012

## Welcome to the public exhibition

Welcome to the Caffyns public exhibition about its proposals for a new Audi dealership on land off Roundstone Bypass in Angmering.

Today's exhibition has been arranged to provide you with an opportunity to review and provide feedback on the draft proposals for the site, before any planning application is made to Arun District Council. We hope that you will find today's event helpful.

Before you leave today, please take the time to complete one of the comment forms available; your feedback is greatly valued.

Caffyns looks forward to receiving your comments.







Draft constraints and opportunities plan

## Why are these proposals coming forward?

Having operated from its existing site in Broadwater Road, Worthing since 2006 the Audi business has outgrown the premises. This has forced Caffyns to look for an alternative location to relocate the business to.

Caffyns has been searching for a number of years for a suitable site to accommodate their growing business needs in the area. This is the only site available to meet the company’s criteria to allow the business’ expansion in Arun.

With Audi branches in Eastbourne and Brighton, Caffyns is keen to expand their presence in Arun and deliver more local employment opportunities.

## Why this site?

There are certain criteria that a site must have in order for it to be a worthwhile investment to support the company’s growth.

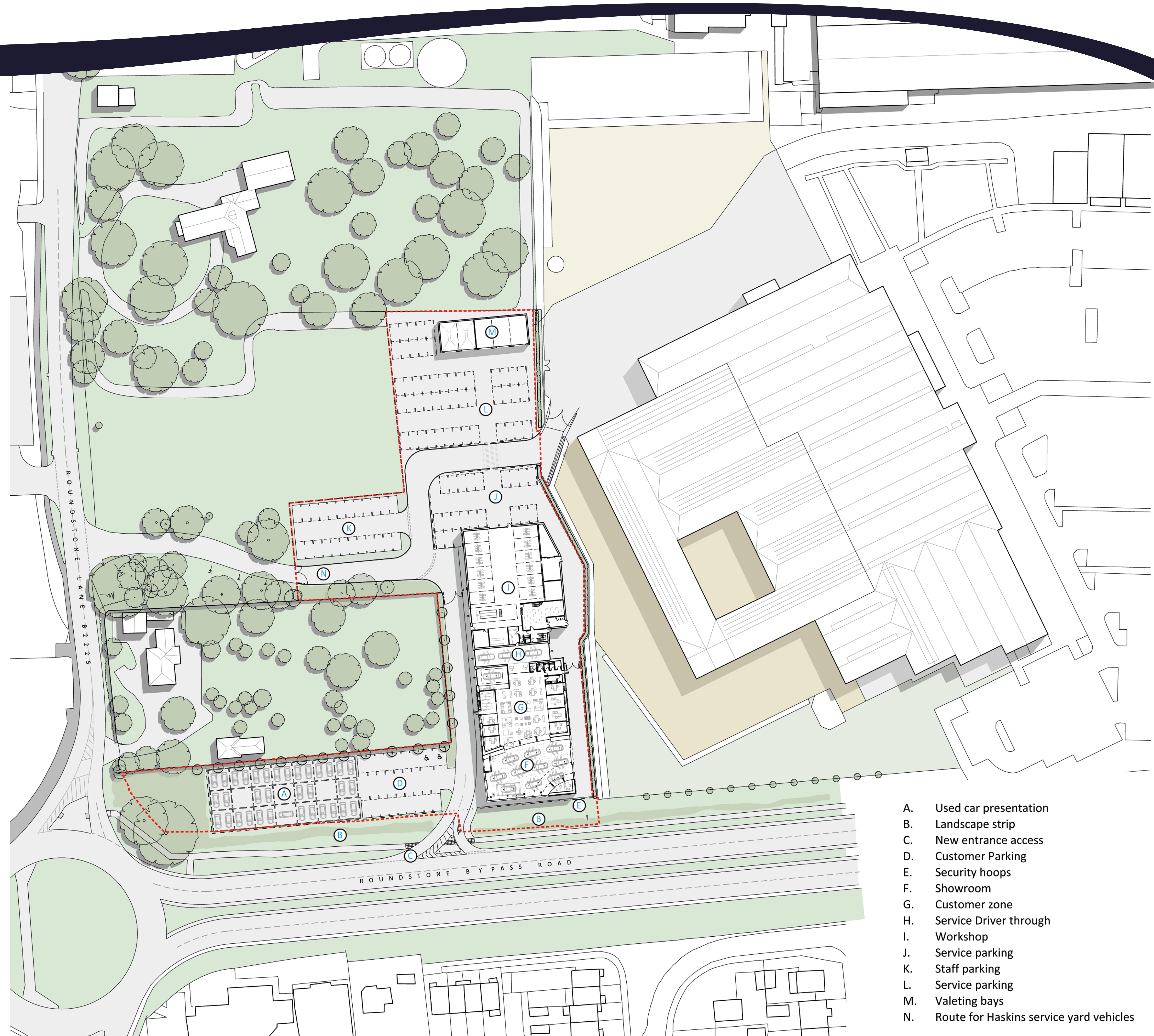
- Angmering and the surrounding area is a good fit for the high-quality Audi and Caffyns brands
- The site is well connected on the A259, allowing visibility and publicity for the company and an accessible journey for the staff commute and customer visit
- It allows for an effective relocation of the existing Broadwater Road, Worthing staff
- The site is 0.93 hectares in size – sufficient for the Audi showroom and plenty of car parking, along with attractive planting and landscaping
- It sits in an existing commercial area, next to the Haskins Garden Centre, so the site’s use would not be out of context



## What is Caffyns proposing for Angmering?

Caffyns is proposing to develop a new Audi dealership on the Roundstone Bypass in Angmering. The new development includes:

- A high-quality car showroom to accommodate 10 Audi cars and a new 12 bay workshop
- Generous customer and staff facilities such as meeting rooms, reception and waiting areas
- 144 well-designed parking spaces for staff, customers and display cars
- Plenty of landscaping and planting so the proposal is an attractive addition to the surrounding commercial area
- The generation of up to 10 new jobs
- The ability to employ a new apprentice to join the existing two Broadwater Road apprentices. The apprentice would be trained at Northbrook College



- A. Used car presentation
- B. Landscape strip
- C. New entrance access
- D. Customer Parking
- E. Security hoops
- F. Showroom
- G. Customer zone
- H. Service Driver through
- I. Workshop
- J. Service parking
- K. Staff parking
- L. Service parking
- M. Valeting bays
- N. Route for Haskins service yard vehicles





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Proposed Audi dealership viewed from the A259



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The design of the proposals has been progressed to match the high-quality of the Audi and Caffyns brands, as well as ensuring it sits comfortably in its local context.

Extensive analysis work has been carried out to inform the design and layout of the scheme.

The proposed car showroom and workshop building is two storeys in height but will appear as a single storey building with the careful use of glazing. This will reduce its form and presence along the A259.

The building will sit comfortably next to the Haskins Garden Centre and to ensure a comparatively low profile within the surrounding area.

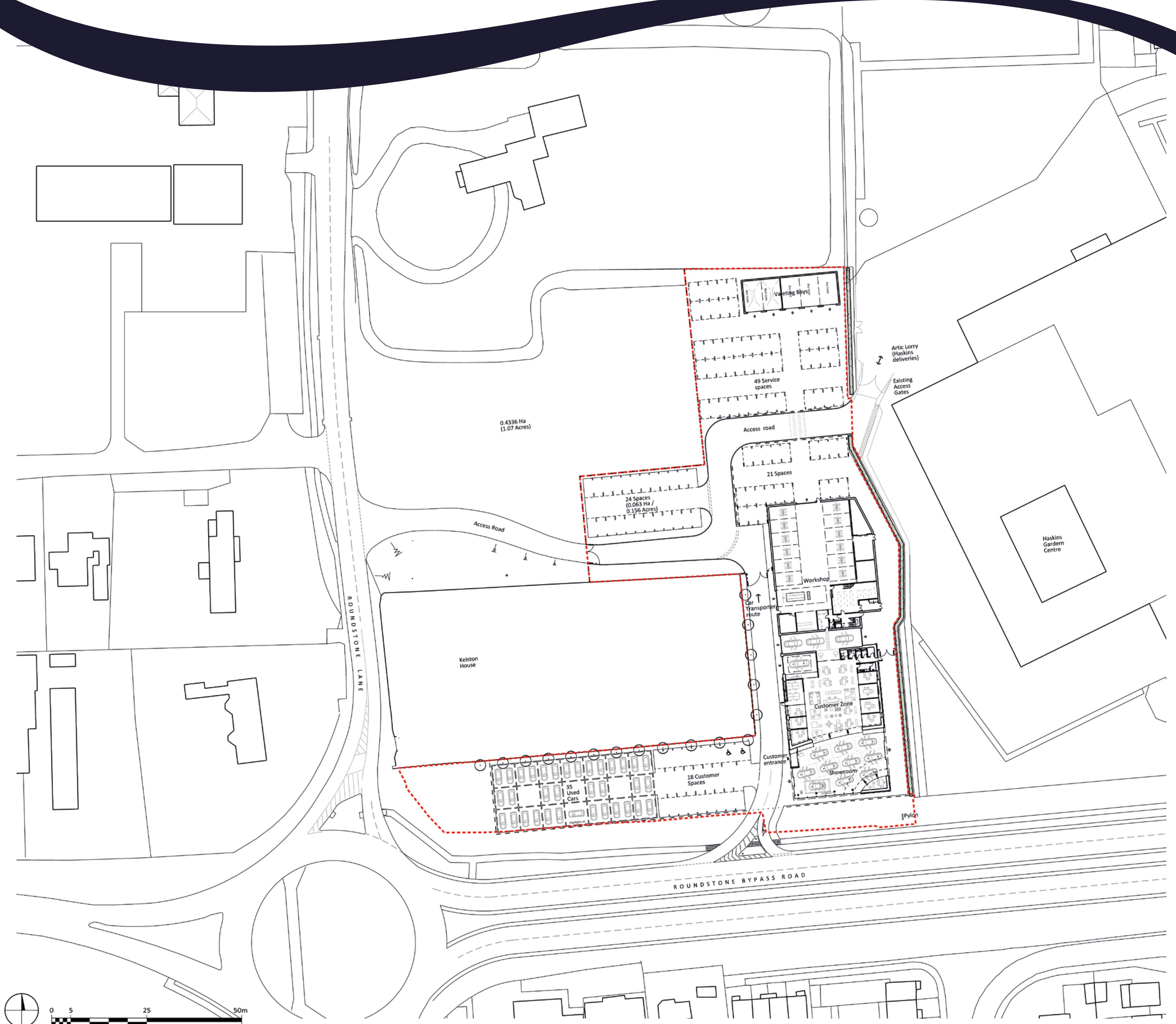
The main public elevation to the south of the site (A259) has a part-glazed frontage to create a contemporary, sleek design. The building is orientated side-on to the A259 which creates the necessary profile without the perception of a large building.

A green buffer and high-quality, managed landscaping has been provided along the boundaries of the site to soften the appearance of the scheme, and to add to the high-quality nature of the building.



Caffyns Worthing  
VW branch





Site area plan

The site would take advantage of an existing access to the south of the site, which currently serves the two residential properties and adjoins the A259. The new access would be upgraded to accord with highways design guidance. The access would take the form of a left-in / left-out access to minimise any disruption to the traffic flow on the A259.

The A259 entrance will be widened to allow two cars to comfortably pass one another when entering and exiting the site.

An existing access to the rear of the site from Roundstone Lane will be used to allow delivery vehicle access through the site and to avoid large vehicles having to exit on to the A259. Use of this access will continue for Haskins' deliveries. A traffic management plan will be put in place to control the timing of the deliveries.

West Sussex County Council (WSCC) Highways officers have been consulted on the access arrangements and support the arrangements in principle.

The discussions with WSCC have taken account of the possible future dualling of the Roundstone Bypass. It is important to note that the Caffyns proposals have been designed so that there will be no conflict or incompatibility with that scheme.





Existing Caffyns Worthing development

## Thank you for taking the time to attend our public exhibition today.

We hope that you found the event helpful. We would be grateful if you could take the time to complete one of the comment forms available.

Following the exhibition, Caffyns will review the feedback received, taking your comments into account where possible. There will be a further opportunity for you to provide comments to the Arun District Council during the statutory consultation period that will be held following the formal submission of the plans.

### How will the scheme support Angmering?

- Allow for the continued success and expansion of a local business, which would not only support existing jobs in the company but would also generate up to 10 new jobs for the Angmering branch over the next few years.

Caffyns currently employs 31 staff at Broadwater Road, Worthing, and 457 staff as a whole.

- The new jobs would help support the community of Angmering. The jobs would vary from administrative, manual, technical, sales and managerial.
- Two apprentices are currently employed at Worthing Audi. The relocation would allow at least one more apprentice to be employed. They would be trained at Northbrook College where Caffyns has strong links.
- Would provide a source of local employment for the community, reducing the number of residents commuting out of the area for work
- Redevelopment of a Brownfield site
- Site located on a main road, allowing for ease of access
- Within an existing commercial area in Angmering
- No conflict with the possible future dualling of the Angmering Bypass

### Timeline

#### September - October 2015

- Review of consultation feedback
- Pre-application liaison with stakeholders, Arun District Council officers and West Sussex officers
- Completion and submission of final plans to Arun District Council

#### October - December 2015

- Ongoing local engagement
- Statutory public consultation period
- Ongoing discussions with Arun District Council officers and all other statutory consultees

#### January 2016

- Expected decision to be reached