

**WEST SUSSEX COUNTY COUNCIL  
STRATEGIC PLANNING CONSULTATION**

**DATE: 24/04/2014**

**FROM: Chris Pratt**

**TO: Arun District Council  
FAO: Simon Davies**

**SUBJECT: BE/32/14/PL - Change of use from publishers warehouse to indoor skate park.**

**Unit 4, Oldlands Way, Bognor Regis, West Sussex, PO22 9SA**

**RECOMMENDATION:**

|                  |                                     |                     |                          |                         |                          |
|------------------|-------------------------------------|---------------------|--------------------------|-------------------------|--------------------------|
| <b>Advice</b>    | <input checked="" type="checkbox"/> | <b>Modification</b> | <input type="checkbox"/> | <b>More Information</b> | <input type="checkbox"/> |
| <b>Objection</b> | <input type="checkbox"/>            | <b>No Objection</b> | <input type="checkbox"/> | <b>Refusal</b>          | <input type="checkbox"/> |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.**

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The application seeks approval for the change in use from a B8 class publisher's warehouse to a D2 class indoor skate park.

From inspection of the plans and information provided the site offers 20 off-street parking spaces allocated for future customers attending the site. Going by the overall floor space of 975sqm and comparing this with the foreseeable demand of parking for such a D2 use (1 space per 22sqm) the site falls under the recommended amount by 22 spaces.

However, basing this application on its own merits, consideration has gone in to the fact that the D2 use is a skate park and within a sustainable area. Therefore it is not unreasonable to presume that some customers will either be able to access the site by a more sustainable means of transport, i.e. through public transport or bicycle or will be making arrangements to get dropped off and picked up. In conjunction with this, on-street parking does appear to be available within the area which would accommodate a small demand of parking.

Therefore, overall no concerns would be raised to this application from a highway safety perspective.

**Chris Pratt  
Strategic Planning**