WEST SUSSEX COUNTY COUNCIL **DATE: 3rd September 2014**
STRATEGIC PLANNING CONSULTATION

FROM: **Alison Meeus** **TO:** **Arun District Council**
FAO: **Simon Davis**

SUBJECT: **BR/167/14/PL - Change of use from car autocentre to garage comprising of repair and maintenance vehicles and vans and MOT testing.**

Unit 24, Arun Business Park, Shripney Road, Bognor Regis, West Sussex, PO22 9SX

RECOMMENDATION:

Advice		**Modification**		**More Information**	
Objection	X	**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £

WSCC requested more information on the proposals car parking strategy.

I have considered the information submitted by the applicant and I will be raising an objection as there is not enough adequate parking for the proposed use.

The applicant intends to operate 1 MOT bay, and 3 servicing platforms. WSCC parking standards are 1 space per 45sqm (5 spaces) and 3 spaces per servicing bay (12). This would equate 17 spaces. The applicant can only provide 5 spaces.

It is clear that there is not enough space for cars that have been serviced, and are waiting to be serviced. Additionally there are only 2 car parking spaces for members of staff. This could be mitigated by staff walking, cycling or using public transport to travel to/from the workplace but this has information has not been provided and can't be controlled.

Our main concerns are that the Arun Business Park access road is used frequently by large HGV'S and Lorries associated with the varying businesses and the ADC Waste and Recycling centre. This can get very busy during the summer months and needs to be kept clear.

The site is also already located opposite an existing MOT/Service and repair centre and adjacent to a National Tyres and Auto Care centre which use the space for parking. I think this additional use will create further congestion to a site which already has high levels of this type of use.

Alison Meeus
Strategic Planning