

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 23/05/2014

**FROM: Alison Meeus TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: CM/11/14/PD - Prior notification for change of use under Class M (flexible uses) from agricultural to B1(Business)

Building at Hobbs New Barn, Grevatts Lane, Climping, West Sussex

RECOMMENDATION:

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

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

Thank you for the additional information confirming the location of the building in relation to the A259. WSCC Highways were not provided with this information in the first application.

The access onto the public highway already serves other light industrial units. Visibility from this access onto the A259, is good and clear. WSCC requested information regarding the nature of the transport and highway impacts the change of use would have. This has not been detailed so the worst case scenario has to be considered.

Flexible M class allows the applicant to change use to any of the following use classes, A1-3, b1, b8, C1, and D2. WSCC has considered traffic impact and the highest number of car parking spaces that would need to be provided. The applicant has shown that space is available for the parking of cars. The highest trip attractor could potentially be a shop or café which could demand the highest parking levels of around 23 spaces, based on WSCC car parking standards of 1 space per 14sqm. The plans show that parking for this number of cars is available surrounding the unit.

The highest trip generator could be B8 – storage/distribution, or A1 retail use. However; as the unit is only 464sqm it is unlikely cause any material capacity impact on the existing access.

**Alison Meeus
Strategic Planning**