

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 1ST July 2014

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

SUBJECT: CM/15/14 - Prior approval under Class M flexible uses for change of use from agricultural building (Polytunnel building) to A3 use/(restaurant and cafes).

Polytunnel Building, Hobbs Farm, The Street, Climping

DATE OF SITE VISIT: 27th June 2014

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £

WSSC, as the Local Highway Authority, has considered the prior approval application for a change of use under flexible class 'M' from a polytunnel building to A3 use as a restaurant/café.

The existing access is already in use by the existing farm shop and is wide enough for two vehicles to pass, with good visibility of 100m in both directions. WSSC would advise that car parking for the use would need to be in line with both Arun District Councils Supplementary Planning Guidance of 1 space per 4.5sqm and WSSC parking standards of 1 space per 5sqm. This equates to between 10 to 12 spaces, with staff parking clearly designated.

The plans submitted show that there would be sufficient space within the curtilage of the site for this number of parking spaces. The expected trip generation for this type of use is not considered to conflict with current policy concerning capacity and raise no objection.

**Alison Meeus
Strategic Planning**