

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 16th October 2017

**FROM: Tim Townsend TO: Arun District Council
FAO: Mrs. A. Gardner**

SUBJECT: LU/140/17/PL - Change of use from light industrial (B1 Business) to van sales (Sui Generis).

LOCATION: Unit 9 Minster Court Business Park, Courtwick Lane, Littlehampton, BN17 7RW.

Amendment received.

DATE OF SITE VISIT: 19th July 2017

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £

This is the third WSCC highways and transport response to the planning application. It follows consideration of additional information provided by the applicant to the LPA as found in re-consultation from Arun District Council to WSCC as Highway Authority dated 4th October 2017. This response should be read-alongside WSCC highway reports dated 20th July and 25th September 2017.

Consideration of additional information.

In its response dated 25th September 2017, the CHA requested sight of a clearer plan showing parking provision that would be available to the applicant for the life of any COU – including that within the building and on its curtilage (including numbers of parking spaces). In addition, written confirmation from the landlord stating that the parking spaces applied for will be made available for specific use by the applicant all the time the site is used for van sales should be provided and further explanation about the 'licence' arrangements for some of the parking should be provided.

What has been submitted is a newly marked parking plan and a copy of the lease for the applicant. This now shows 20 spaces being available to the north of the site (parking spaces 18-25 and 28-32 and 106-110). In addition to this (although not highlighted on the new plan) would be parking on the site frontage (approximately 9 spaces) and anything else within the building. This brings the amount of 'known' parking to 29 (or 27 if the parking edged in red is used as it currently is). As documented earlier by the CHA, parking guidance recommends 17 spaces + visitor and staff parking. Subject to all these spaces being made available for the life of any planning permission on the site, the number provided would appear to adequately accommodate the requirements of the business within the confines of the business park. It is recommended that a condition be attached to any planning permission granted referencing the approved drawing.

Conclusion.

If the LPA is minded to approve the application, the following condition should be attached to any consent:

Parking Provision (details approved) - No part of the development shall be first occupied until the parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide parking provision for the use in accordance with approved policy.

Tim Townsend
Planning Services