

PARKING, SERVICING & WASTE MANAGEMENT NOTE

Royal Oak Inn (PH), Pagham Road, Lagness, Chichester, West Sussex, PO20 1LN

Proposed Development: Change of use of the **ground floor only** to kitchen and bathroom showroom (Use Class E), internal alterations only; signage replacement on existing fixings only; no other external works, no groundworks, and no changes to drainage or site levels.

Applicant: Chris Heller

Agent: John Swain

Date: 10/02/2026

Local Planning Authority: Arun District Council

Application Type: Full Planning (Change of Use)

1. Purpose of Note

1.1 This note summarises how the site will operate in terms of parking provision, servicing/deliveries, and waste management to support validation and determination of the application.

2. Access

2.1 The existing site access arrangements will be retained. No alterations to the highway layout are proposed.

3. Parking Provision

3.1 The site provides **22 existing parking spaces** within the curtilage (to be confirmed and shown on the submitted Site Plan).

3.2 Council SFRA mapping indicates that **two** of these spaces fall within an area identified as **SFRA Future Flood Zone 3a**. In accordance with the submitted Flood Risk Statement:

- these two spaces are **retained as existing** with **no works proposed** in that area; and
- these two spaces are **not relied upon** to meet the parking provision for the proposed showroom use.

3.3 Parking relied upon for the showroom use is therefore **20 spaces** (22 total minus the 2 spaces not relied upon).

3.4 The proposed showroom is primarily appointment-led with low and predictable customer numbers. The retained parking provision (not relying on the 2 spaces noted above) is considered adequate for the proposed use.

4. Servicing and Deliveries

4.1 Deliveries will be limited to **standard van-sized vehicles**. No HGVs or specialist delivery vehicles are required for the proposed use.

4.2 Deliveries will take place **during opening hours only**.

4.3 Deliveries can be accommodated from the **front or side** of the building. The operation will be managed in a tidy and orderly manner to avoid obstruction of circulation/parking.

5. Waste and Refuse Storage / Collection

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5.1 Waste volumes associated with a showroom use are expected to be low and typical of a display/consultation premises (general waste and recycling from staff/customer activity and light packaging).

5.2 Bins will be stored in the **existing bin store area to the right of the building**, in the location historically used during the former public house use.

5.3 Waste collection will continue broadly in line with the historic arrangement for the premises (i.e., collection from within the site curtilage in accordance with the established servicing pattern). If required, a proportionate condition can secure final details of bin presentation/collection and maintenance of the bin store area.

6. Summary

6.1 The site retains existing access and parking and operates as a low-impact, appointment-led showroom.

6.2 Parking provision totals **22 spaces**, with **20 relied upon** for the proposed use (the 2 spaces in SFRA Future Flood Zone 3a are not relied upon).

6.3 Deliveries are limited to van-sized vehicles during opening hours only.

6.4 Waste arrangements will follow the existing established pattern for the site, with bin storage shown on the Site Plan and manageable via condition if required.