

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs a Gardner
FROM:	Highways, WSCC
DATE:	14/08/2018
LOCATION:	Unit E1, The William Booker Yard, The Street, Walberton, West Sussex, BN18 0PF
SUBJECT:	WA/62/18/PL Continuation of A1 showroom use following 2 year temporary permitted development. This application affects the character and appearance of Walberton Conservation Area.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction with the public highway, onto The Street. There is no evidence to suggest that the junction is operating unsafely, or that the proposed continuation of use would exacerbate an existing safety concern.

Unit E1 has functioned as a showroom under a 2 year temporary permitted development use, the applicant now wishes to continue this use.

The parking provision remains unchanged over the arrangement that has served the unit for the past 2 years; this allows three parking spaces for workers and visitors of the unit. The LHA is unaware of any highways capacity concerns in the local area however overspill parking would not be considered to be to such an extent that all parking within the site would be used.

Stock is not sold directly from the Unit although, *some* orders are delivered to the showroom but only for ongoing projects as it has been stated that no storage is available

within the Unit. Deliveries are typically one large van (no HGV's) per week which can be accommodated for within the associated parking and turning area.

Based upon the above consideration, the LHA raise no objections to the proposal.

Jodie Wilkes

West Sussex County Council – Planning Services