From: Alison Meeus <alison.meeus@westsussex.gov.uk>
Sent: 11 February 2014 11:37
To: developmentcontrol
Cc: Debbie Kennard
Subject: AWDM004314 FAO: Peter Barnett
Attachments: AWDM004314.docx

Categories: Blue Category

Dear Peter,

Please find attached WSCC Highways response to planning application AWDM/0043/14.
Kind regards,

Alison

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WEST SUSSEX COUNTY COUNCIL **DATE: 11th February 2014**
STRATEGIC PLANNING CONSULTATION

FROM: **Alison Meeus** **TO:** **Adur & Worthing Councils**
FAO: **Peter Barnett**

SUBJECT: **AWDM/0043/14 - Change of use from Class B1C to Class B8 storage and distribution with ancillary trade counter. Enlarged roller shutter door and other alterations to west elevation (retrospective) (Unit 4).**

Unit 3-4, Malthouse Trading Estate, Brighton Road, Shoreham-By-Sea, West Sussex

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice		**Modification**		**More Information**	
Objection		**No Objection**	x	**Refusal**	

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

WSCC, as the Local Highway Authority (LHA) has been consulted on the above planning application for the change of use of the existing Howden's Joinery Unit from B1c class to B8 storage and distribution with ancillary trade counter. The LHA raise no objection subject to any conditions attached.

The existing unit with be altered slightly to accommodate the change in use but the existing car parking provision of 18 spaces will remain. The dimensions of these should be 2.4m x 4.8m. This level of parking is within the maximum standards recommended in WSCC Car Parking guidance for B8 use, and as the applicants consider there to only be 4 to 5 cars using the car park per day.

Some cycle parking, if not already provided, should be included as part of the change of use and WSCC recommends at least 3 spaces, which are secure and covered.

The only point of access into the car parking area will not be altered and site plan 34226_01 demonstrates there is enough space for HGV's to enter and turn on site. The design and access statement indicated there will be 3-4 HGV visits per week, and a Trics survey undertaken in support of the change of use, demonstrates that the unit will not attract more than 30 vehicle trips per day. WSCC are satisfied the existing car parking and turning provision is acceptable.

The unit will provide a trade counter facility however; this will not be open to the public and as such will not attract additional movements associated with a retail function. In summary WSCC raise no objection to this proposal.

Alison Meeus
Strategic Planning

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
Reason: To provide adequate on-site car parking and turning space for the development.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.