WEST SUSSEX COUNTY COUNCIL **DATE: 02/02/2017**
PLANNING SERVICES CONSULTATION

FROM: **Jodie Wilkes** **TO:** **Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: **AWDM/1506/17- Change of use to motorcycle workshop and MOT station.**

Unit 7, Lady Bee Industrial Park, Albion Street, Southwick, Brighton

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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 Highways Authority (LHA) has assessed the above application for a change of use from a motorcycle workshop to a motorcycle workshop and MOT station.

The proposed MOT Station would not be anticipated to materially alter the number of trips to this location over the existing trips generated by the work shop.

The LHA consider that parking would not overspill into the highway in this location as a result of the change in use, there are parking restrictions in the form of double yellow lines along Albion Street to protect junctions and key parts of the network from obstructions, which could cause safety hazards.

Parking within the Industrial park is an existing practise, with vehicles also parking along the southern fence line and eastern side of the access road. The LPA may wish to consider any overspill parking onto nearby locations and any existing parking pressures. However the LHA are satisfied that this would not occur along Albion Street and to a detrimental level.

The access serving Lady Bee Industrial Park has been in use for some time serving various units and links with Riverside to the East. The access has functioned with no accidents or personal injury claims in the vicinity to flag any existing highways safety concerns. It is reasonable to consider therefore that this proposal would not exacerbate any existing highways safety concerns.

There are no highways objections to this proposal.

Jodie Wilkes
Planning Services