WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	17/12/2024
LOCATION:	Unit 1, Rectory Farm Road, Sompting, BN15 0DP
SUBJECT:	AWDM/1575/24 Change of use from Use Class E (Commercial, business and service)/B8 (Storage or Distribution) to Use Class B2 (General Industrial) to be used for MOT testing, servicing, diagnostics and repairs (No bodywork or paint spraying).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the change of use from Use Class E/B8 to Use Class B2 to allow for use for MOT testing, servicing, diagnostics and repairs. The site is located off Rectory Farm Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed change of use to B2 Use would not be anticipated to give rise to a significant material intensification of movements, when compared with the existing Class E/B8 Uses. 24 existing car parking spaces are to be retained and would be considered suitable provision for the proposed use.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services