WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	Highways, WSCC
DATE:	07/09/2018
LOCATION:	Ingleside Garage, Ingleside Road, West Sussex
SUBJECT:	AWDM/1168/18 Change of use from B2 (General Industrial) to mixed use B2 and MOT testing.
DATE OF SITE VISIT:	N/A
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 Planning Services 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.

This proposal is for the change of use of existing garage from B2 use to mixed use B2 and MOT testing. The site is located on Ingleside Road, an unclassified road subject to a speed limit of 30mph.

WSCC as Local Highway Authority (LHA) was consulted on an application at this site under ref: ADC/0078/11 for the redevelopment of the site to form a three storey block of 7 flats and 6 three bedroom houses. The LHA raised no objections and the LPA approved the application although it appears this scheme was not implemented.

No alterations are proposed to the existing access or parking arrangements. Vehicular visibility at the site appears to be sufficient for the road speeds within this location. An inspection of data supplied to WSCC by Sussex Police over the period of the last five years indicates that there have been no recorded injury accidents within the vicinity of the site. The change of use to include MOT testing is not anticipated to cause a material increase in vehicle movements to or from the site, over the existing potential of the general industrial use.

In conclusion, the Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services