WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC - Highways Authority
DATE:	21 April 2023
LOCATION:	26 Guildbourne Shopping Centre, Guildbourne Centre, Worthing, BN11 1LZ
SUBJECT:	AWDM/0524/23 Application to vary conditions 5 and 6 of approved application AWDM/1606/19 for Change of Use from Retail (A1) to (D2) Escape Room; Mindworks request that these conditions can be varied so that both entrances can be used during the opening hours for the escape rooms.
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 variation of Conditions 5 and 6 of approved application AWDM/1606/19, to allow for the use of both entrances to be used during opening hours for the escape rooms.

WSCC in its role as Local Highway Authority (LHA) provided consultation advice for approved application AWDM/1606/19, raising no highway safety concerns.

For the current application, the applicant wishes to allow for the use of the rear entrance from Ann Street, in addition to the main entrance from the Guildbourne Centre, during opening hours. This is not anticipated to give rise to an adverse highway safety impact, and no concerns are raised to the proposed variation of Conditions 5 and 6.

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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services