WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	09/07/2025
LOCATION:	Unit 1, Rectory Farm Road, Sompting, BN15 0DP
SUBJECT:	AWDM/0841/25 Change of use from use B8 (Storage or Distribution) to a flexible consent for use class B8 (Storage or Distribution) / 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 B8 to a flexible consent for Use Class B8 and 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.

The preceding application at this site, AWDM/1575/24, sought proposals for change of use to Class B2 for MOT Testing, Servicing, Diagnostics and Repairs. WSCC in its role as Local Highway Authority (LHA) was a consultee for application AWDM/1575/24, raising no highway safety or capacity concerns. The Local Planning Authority (LPA) permitted the application.

The current submission appears relatively unchanged from the previous consent. The current proposals seek flexibility for both uses in case of a future vacancy, as outlined in the submitted Planning Statement.

No alterations are proposed to the existing vehicular access arrangement. The proposed change of use to Class B2 would not be anticipated to give rise to a significant material intensification of movements, when compared with the existing Use Class E/B8. 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