WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	20 March 2024
LOCATION:	Roberts Warehouse, Ivy Arch Road, Worthing
SUBJECT:	AWDM/0267/24 Change of use from light industrial (Use Class E) to Use Class B2 for car servicing, maintenance and repairs use including class 4 and 7 MOT testing.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

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 light industrial (Use Class E) to Use Class B2 for car servicing, maintenance and repairs including MOT testing. The site is located on Ivy Arch 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 is not anticipated to give rise to a significant material intensification of use of the existing access point, over what the existing use would currently generate.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Six car parking spaces will be provided within the front forecourt. From inspection of the plans, the proposed parking bays appear suitably sized and on-site turning appears achievable.

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

Kyran Schneider
West Sussex County Council – Planning Services