WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	24 June 2021
LOCATION:	81 Brighton Road Shoreham-By-Sea West Sussex BN43 6DG
SUBJECT:	AWDM/0801/21 Change of Use of part of ground floor commercial unit to Dental Practice (Use Class E). More information received.
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 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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The LHA has been re-consulted on this proposal following submission of additional information.

Vehicular Access

Access to the site will be utilised via the existing access arrangement onto Brighton Road also shared with other uses on site. Visibility splays at the access point appear sufficient for the posted speed limit. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Vehicle Movements

The area subject to this application is currently vacant A1/A3 use approved under the original application AWDM/0501/12. The dental practice is to be relocated from its existing location within Shoreham. Given the relocation and the existing use of the site being approved commercial unit, the proposal is not anticipated to result in a material intensification of use onto Brighton Road or the wider road network.

Car Parking and Sustainability

The supporting documents state that 13 parking spaces will be allocated to this development. WSCC Car Parking Standard for E class use (formerly D1 use) is site specific based on the needs. The planning document states that 19 staff will be employed. The floor plan indicates 7 surgery units for patients. Therefore, if everyone was to travel by car, the demand would be double of that proposed. However, it is appreciated that the site is located in a sustainable location, within short walking distance to bus stops and Shoreham Train Station. Brighton Road is an A-classified road subject to comprehensive parking restrictions prohibiting vehicles to park at places that are detriment to the highway safety. New Road, which is parallel to Brighton Road, operates with no on-street parking restrictions. Furthermore, the Car Park on Tarmount Lane can accommodate further parking for staff or patients. Given the above, the LHA would not anticipate that the proposal would result in a highways safety issue, however the Local Planning Authority (LPA) may wish to assess any implications on on-street parking from an amenity perspective. The LPA should be satisfied, having regard to the planning history on site, that its reasonable and required to secure the parking allocation under this approval.

The proposed site plan demonstrates bike parking and these details are acceptable.

Other Matters

The Design and access statement states that '*Outside the practice we aim to have signage on the busy A259, not only for patients to find us but also to make potential new patients aware of where we are.*' however the applicant has since confirmed via email to the LPA that no signage is proposed.' The applicant should be aware that signs within land classified as public highway are not permitted.

Conclusion

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

If the LPA are minded to approve this application the following conditions are advised.

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Anastasia Toleva
West Sussex County Council – Planning Services