WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	27 July 2020
LOCATION:	15 Crabtree Arcade, Grand Avenue, Lancing, BN15 9PR
SUBJECT:	AWDM/0813/20 Change of use of ground floor shop (Use Class A1) to physiotherapy clinic (Use Class D1).
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 Strategic Planning 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.

Summary

This proposal is for the change of use of ground floor shop (A1 Use) to physiotherapy clinic (D1 Use). The site is located on Grand Avenue, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

Access to the site is via an unmaintained lane to the rear of the property. There are no apparent visibility issues at the access points onto the maintained highway. 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 accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

The applicant has stated that the clinic will likely receive 6-8 clients per day. Considering this and the existing use, the LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site.

The site benefits from an existing parking area to the rear of the property. From inspection of the plans, there is sufficient space for at least two cars to park here. The LHA anticipates that this will be sufficient for the proposed clinic use. Grand Avenue also benefits from unrestricted on-street parking. Vehicles can utilise the unmaintained lane to turn and exit onto the maintained highway in a forward gear.

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.

Kyran Schneider
West Sussex County Council – Planning Services