WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC - Highways Authority
DATE:	1 August 2023
LOCATION:	The Lime Tree Surgery, Lime Tree Avenue, Worthing, BN14 0DL
SUBJECT:	AWDM/0733/23 Change of use from administration offices/rooms linked to Lime Tree Surgery, to new dental practice.
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 is for the change of use from administration offices/rooms linked to Lime Tree Surgery to new dental practice. The site is located on Lime Tree Avenue, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 13/06/2023, requesting more information relating to the vehicular parking provision. The applicant has supplied the requested information and as such, the LHA has been reconsulted and can provide the following updated comments.

Existing accesses from Lime Tree Avenue are to be retained for this development, with no alterations proposed. The LHA does not anticipate that the proposals would give rise to a significant material intensification of movements over that of the existing use.

Seven car parking spaces are to be retained – two to the front and five to the rear of the site. Given the anticipated numbers of staff, five parking spaces will be utilised by staff, with the remaining two for visitors. The applicant anticipates that no more than four patients would be present at the site at any given time, and this seems a reasonable assessment given the scale of the proposals. Any overspill parking linked to the surgery would have to be accommodated on-street, although the LHA does not anticipate that this would give rise to a highway safety concern or parking capacity issue in this instance.

The proposed surgery is well sited for visitors to use alternative and sustainable forms of transport, with regular bus services available from nearby Findon Road. Cycling is a viable option in the area, and the applicant is advised to consider implementing cycle parking provision to further promote their 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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services