WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	26 May 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)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information
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.

This proposal is for change of Use of part of ground floor commercial unit to Dental Practice (Use Class E). The proposal is to relocate the existing 'Dental Practice' to the site, as the demand for dental care in Shoreham has increased over time.

The site is located and accessed via Brighton Road which is an A-classified road subject to 30mph speed limit.

The Local Highways Authority (LHA) requests for additional information regarding the proposal as set out below.

- The current use of the site is only known as 'commercial use'. Please specify the type of commercial unit currently operating and any associated vehicle movements that the commercial unit generates.
- There will be 20 full time employees as a result of this proposal. Which transport methods would they use for work commute? Please provide estimated number of clients visiting the clinic and overall associated trips with the proposed use. The applicant can provide this through the interrogation of TRICS analysis data or provide a robust assessment of estimate anticipated trips as result of the proposed dental clinic use.
- The supporting document indicates that 13 parking spaces will serve the development. Please provide details of parking layout plan and justify the proposed parking provision accordingly.

- The applicant intends to place an advert signage along A259. Please provide details of this on a set plan. The signage must not interfere with visibility splays for vehicle users utilising the site access and any travelling along A259.

Please raise the above matters with the applicant and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services