WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	20 April 2023
LOCATION:	Rosecroft, 8 Cross Road, Southwick, BN42 4HE
SUBJECT:	AWDM/0460/23 Change of use from part care home, part house in multiple occupation to a vets practice with associated accommodation.
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 seeks the change of use from part care home/part HMO to vets practice with associated accommodation. The site is located on Cross Road, a B-classified road subject to a speed restriction of 30 mph.

The Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/0683/19, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

For the current application, the applicant proposes to utilise the existing vehicular access on Cross Road, with no alterations proposed. Whilst the proposed change of use may result in an increase in vehicular movements to and from the site, the LHA does not anticipate that this would have a significant impact on the local highway network.

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

Regarding parking, the plans demonstrate five car parking spaces for this development. From inspection of the plans, the proposed parking bays appear suitably sized and on-site turning appears achievable.

Given the number of consultation rooms and proposed number employees, the proposed development may result in some overspill parking having to be accommodated on-street. There are parking restrictions in place nearby prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that parking on-street would lead to a detrimental highway safety impact or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Weight is given to the fact the site is in a sustainable location, whereby staff and visitors may not necessarily need to rely on the private car to visit the site.

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