

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSSC – Highways Authority
DATE:	2 December 2025
LOCATION:	12 Broadwater Boulevard Worthing West Sussex BN14 8JE
SUBJECT:	AWDM/1435/25 Change of use from dog grooming parlour (sui generis) to physiotherapists Class E(e) and installation of air conditioning to side (s/w) elevation
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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 dog grooming parlour (sui generis) to physiotherapist (Class E9e) and installation of air conditioning unit to side elevation. The site is located on Broadwater Boulevard, a privately maintained pedestrianised street, as such these comments are considered advice only. The nearest publicly maintained highway is Broadwater Road, an A-classified road subject to a speed limit of 30mph.

The site benefits from rear access via a privately maintained car park. No parking provision is proposed. Parking for the existing use would have to be accommodated within the existing nearby paid-for and on-street parking provision. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The physiotherapist use would comprise three consulting rooms; the proposed use is not anticipated to generate a material increase in vehicle movements associated with the site or result in a capacity concern on the nearby public highway network.

The site located within an existing shopping precinct and as such, is sustainably located. Cycling is a viable option for staff or clients to access the site, and secure cycle storage in the form of Sheffield stands are located within proximity of the site.

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

Nicola Elliott
West Sussex County Council – Planning Services