WEST SUSSEX COUNTY COUNCIL **DATE: 22/03/2012**
STRATEGIC PLANNING CONSULTATION

FROM: Ian Hayward **TO: Adur & Worthing Councils**
FAO: Keith Morgan

SUBJECT: AWDM/0226/12 - COU of remainder of No's 36 and 38 from residential to a doctor's surgery (retrospective).

36, Old Shoreham Road, Lancing, West Sussex, BN15 0QT

CONSULTATION DATE: 05/03/2012

RECOMMENDATION:

Advice	✓	**Modification**		**More Information**	✓
Objection		**No Objection**		**Refusal**	

S106 contribution: £n/a

I refer to your consultation in respect of the above planning application and would provide the following comments. A site survey was conducted on 22/03/2012.

This application seeks retrospective change of use for parts of 36 and 38 Old Shoreham Road from residential (C3) to doctor's surgery (D1). The premise in question has been operating as a D1 use class since 2005.

The site is located on Old Shoreham Road, which is a 'D' classified road subject to a 30 mph speed limit. The road is residential in nature with a pedestrian footway serving the property. Old Shoreham Road does act as a service road for the A27.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.L/163/04 for the placement of a portable building on the site; this application was received in August 2004. We advised that no objection would be raised to the proposal as long as no additional doctors were to work on site as a result of the proposal. The application was refused by the Local Planning Authority (LPA).

Concerns regarding the expanded use of this site were raised in 2004 by WSCC Highways and it is appreciated that the current change of use dates back to 2005. However the on site parking provision falls well below the current WSCC parking standards for a D1 class development. The parking standards for a D1 class development are as follows.

- 1 Space per practitioner
- 4 Spaces per consultation room
- 1 Space per $20m^2$ of office/admin space

It is appreciated that this level of parking provision is not available on site or in the immediate vicinity. However I would require the applicant to undertake a car parking capacity survey to demonstrate that an acceptable level on parking is available during surgery hours, so that obstruction along Old Shoreham Road is not caused. Guidance on car parking capacity surveys can be found on our website.

I can confirm that the existing 3 parking spaces and turning area marked on the site plan are considered to be an appropriate size. However it was observed on the site survey that a

caravan was located in these spaces. I would ask that cycle parking be included in this application to promote sustainable methods of transport. This should be secured and covered and the actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority.

No highway safety concerns would be raised to this proposal once further satisfactory information has been supplied that demonstrates an appropriate level of on street car parking is available during surgery hours.

If the LPA are minded to approve this application conditions securing cycle parking should be included.

Ian Hayward
Strategic Planning