WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	Highways, WSCC
DATE:	05/08/2025
LOCATION:	St Lawrence Surgery, 77 – 79 St Lawrence Avenue, Worthing, BN14 7JL
SUBJECT:	AWDM/0771/25 Demolition of outbuilding and construction of detached building with two consulting rooms and waiting area; air source heat pump
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 demolition of outbuilding and construction of detached building with two consulting rooms and waiting area. The site is located on St Lawrence Avenue, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application AWDM/0443/18 (*Demolition of entrance porch and existing bin store area and construction of single storey extension to south east corner to create 3 no. additional consulting rooms with new entrance ramp and provision of new bin store to north east elevation*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) permitted the application.

The current submission proposes the removal of an existing storage garage and erection of a building comprising two additional consulting rooms. Given the scale of the existing practice, it would not be anticipated that the proposals would result in a significant material vehicular intensification of use of the access point onto the maintained network, or the nearby highway network.

27 existing car parking spaces are to be retained, as outlined in the Application Form. WSCC Parking Standards does not outline a specific amount of car parking to be provided for medical/health services, instead requiring a site-specific assessment based on travel plan and/or needs. The LHA recognise the site's sustainable location that is well accessible on foot, by cycle or by public transport, whereby staff and visitors need not rely on a private car for travel to and from the site. The proposals for two additional consulting rooms are not anticipated to significantly increase parking demand over what already exists at this site.

In addition, if cars were to park on-street, there are parking restrictions in place on the nearby roads that prohibit cars from parking in places that would be detrimental to highway safety. As such, no concerns would be raised in this regard, although the LPA may wish to consider the potential impacts from an amenity point of view.

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

Kyran Schneider
West Sussex County Council – Planning Services