WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	24 February 2025
LOCATION:	Woodlawn Surgery High Street Partridge Green West Sussex RH13 8HR
SUBJECT:	DC/25/0130 Change of use of ground floor Doctor's Surgery (Use Class E) to create 1no. residential dwelling (C3).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The site is accessed from High Street, via an existing vehicle access leading to the rear of the property, containing a parking area with a single allocated space to serve the proposed dwelling. Pedestrian access is available from the adjoining footway fronting the highway.
The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the existing access with the public highway, onto High Street. There is no evidence to suggest that the access is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

Comments
There are no proposed changes to the existing point of access from High Street, into the existing parking area and no changes to the format of the car park.
Considering the existing permitted B1 (a) usage in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network.
It is considered that the site; whilst functioning as a Doctors' Surgery, would have generated a number of staff and visitor vehicular movements. With the nature of the site meaning regular movements throughout the day as well as during the AM and PM peak periods. The movements associated with the proposed residential use however would be anticipated during the AM and PM peaks and would likely not exceed that of the existing permitted use at the site.

The use of the parking area to the rear of the site is an existing arrangement and there are no known highways safety concerns with its operation. A single parking space has been allocated to the property, from consulting the West Sussex Parking Demand

Calculator, it has been outlined that a property of this size in this location would generate the requirement for 2 parking spaces. From the plans submitted it has not been possible to accurately scale off and measure the single parking space provided, to ascertain if this meets WSCC standards. For guidance, a parking space should meet a minimum of 2.4m x 4.8m.

With this in mind it is likely that nearby on-street parking provisions would be made use of. It is anticipated that in its use as a surgery, a number of clients/visitors to the site may have also made use of on-street parking and therefore given the reduction in scale of this proposal, with a potential displacement of 1-2 vehicles, this practise would not be anticipated to cause a material highways safety concern in this location. The LPA may wish to consider this from an amenity perspective however.

Secure and covered cycle storage has not been outlined within the submitted documentation and should be provided to promote sustainable alternatives to the use of a car. The site is located within walking distance of several local shops and amenities. Although bus services are available between Horsham and Brighton, it is anticipated that there may be at times the reliance on a private car for some journeys.

Conclusion

The Local Highway Authority does not consider that the 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.

Should the LPA be minded to approve the proposal, the following conditions are advised.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Jodie Wilkes
West Sussex County Council – Planning Services