

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	11/04/2018
LOCATION:	Physiotherapy Clinic, The Wolds, Fontwell Avenue, Eastergate
SUBJECT:	AL/32/18/PL Erection of 1 No. single storey building. This applicaiton is a Departure from the Development Plan.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

Summary

The proposal is to construct a single storey outbuilding for use of the existing practise as a rehabilitation unit. The existing site accommodates The Wolds physiotherapy practise and a hydrotherapy pool. There are currently 15 parking spaces serving the development. Along with the Rehabilitation Unit, a further 11 parking spaces are proposed to be provided. From observation of local mapping data and aerial photography, it does appear that although not formalised, this area behind the pool is already used as an informal overflow parking area.

Access

The access to the new parking area from the existing is at its narrowest 4.3m wide. This is sufficient for the volumes of vehicles anticipated to be using this facility. The opportunity for conflict at this point exists but as this is a low speed lightly trafficked environment and set away from the publicly maintained highway, it is thought that vehicles could safely manoeuvre to enable an oncoming vehicle to pass.

The existing access onto the highway is not proposed to be altered. The arrangement is sufficient to serve the likely movements associated with this development. Visibility is sufficient for the use, and two vehicles are able to pass at the point of access onto Fontwell Avenue.

Parking

The LHA has consulted the WSCC Supplementary Parking Guidance (SPG) which outlines that for healthcare purposes, a space per practitioner is required, along with 4 spaces per examination room and a single space per 20sqm of office space. This application does not include office space, therefore with the anticipated additional 2 part time staff and open single practise room, the demand for this proposal would only meet 6 parking spaces.

This has been suitably accommodated for with the proposed additional parking.

Weighed up with this is the benefit of formalising the parking arrangement in this location for an improved layout and access arrangement for users of the car park.

Parking spaces 6-8 are separated from spaces 1-5 with 6m to the rear; this allows adequate space for a vehicle to manoeuvre into and out of each parking space. The spaces are appropriately sized at 2.4 x 4.8m each.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Conditions

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Jodie Wilkes

West Sussex County Council – Planning Services