

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC – Highway Authority
DATE:	3 February 2026
LOCATION:	The Croft Surgery Barnham Road Eastergate PO20 3RP
SUBJECT:	BN/130/25/PL Change of use of the existing building and associated facilities from a doctor surgery (Use Class E) to a place of worship (Use Class F) and all associated works and infrastructure. This application is in CIL Zone 2 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a (desktop study undertaken)
RECOMMENDATION:	More Information Required

This is the WSCC Highways response to the above planning application seeking change of use of the existing building and associated facilities from a doctor surgery (Use Class E) to a place of worship (Use Class F) and all associated works and infrastructure.

Response.

Following scrutiny of the submitted plans and supporting information, the Highway Authority seeks the following additional information:

- 1.** The floor plans show a large number of rooms within the building, previously used as either consulting rooms or small meeting rooms when the building was in use as a doctor's surgery. As such, there does not appear to be a main worship area which is traditionally associated with church buildings. Applicants to explain how the building will be used for their purposes, including numbers of parishioners expected to be on site at any one time.
- 2.** As set-out in point 1 above, the building is divided into lots of small rooms. As Use Class F is being applied for, these rooms could be used for other uses without the need for further planning permissions – e.g. clubs, classes etc - and at different (or same) times from the activities already mentioned in the planning statement. This could lead to additional activity on the site, including traffic generation at varying times and on the same or different days as currently stated in the supporting information, unless specific planning controls form part of any planning permission. As such, the applicants should confirm whether they are seeking F1 or F2 Use Class or simply F (where swapping between F1 and F2 doesn't require planning permission). Also, will some form of control be placed on any planning consent, if granted, to prevent this?
- 3.** Consideration should be given to installation of tactile paving either side of the existing access and creation of a bespoke footway/path into the site running alongside the access (otherwise users will have to share the vehicular access).

4. It is recommended that secure and covered cycle parking and EV parking should be provided on-site.

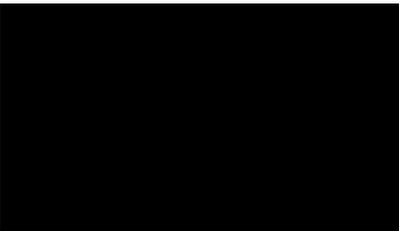
Conclusion.

Additional information is required, as set out in this response. When available, please re-consult, at which stage the Highway Authority will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response



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Sent: 03 February 2026 09:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Subject: Response To Application Number BN/130/25/PL at The Croft Surgery Barnham Road Eastergate PO20 3RP

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Please could the attached response be distributed to the relevant case officer.

Regards

