

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	West Sussex County Council - FAO: E. Anderson
<b>FROM:</b>	WSCC - Highways Authority
<b>DATE:</b>	27 November 2023
<b>LOCATION:</b>	57 Ardsheal Road, Gaisford, Worthing, BN14 7RN
<b>SUBJECT:</b>	WSCC/041/23 Proposed change of use from Fire Brigade Training Centre (Class F1(a)) to Children's Emergency Accommodation (Class C2/sui generis) with associated parking.
<b>RECOMMENDATION:</b>	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposed change of use from fire brigade training centre to children's emergency accommodation with associated parking. The building is part of the fire station site. No physical changes internally or externally are required to convert the building. Existing rooms would provide maximum of 2 x children and 6 x adults staying in the accommodation at any one time.

WSCC guidance states that for C2 residential institution use vehicle and cycle parking are assessed on a site specific basis. Considering the relatively small capacity of the children's accommodation and likely staff on site at any one time, the 2 x parking spaces proposed are considered acceptable. Furthermore, there are parking restrictions such as waiting 4 hours opposite site and double yellow lines on Ardsheal Road and nearby junctions that would deter any overspill staff parking from occurring in locations that would be detrimental to highway safety.

From pre-application discussions it is understood that there will be no conflict between cars and emergency vehicles, with the existing access route used for multiple uses on site including fire training and emergency vehicles not responding to call outs via this route.

An opening in the existing wall will allow access to 2 x tandem spaces. The length appears to be approx. 12m which is suitable for two cars in tandem. The width of the opening is approx. 6m which leaves ample access space either side of a vehicle. Pedestrian visibility splays of approx. 2m by 2m are also shown either side of proposed opening which will facilitate visibility on to the shared access route.

As no access works are proposed to the publicly maintained highway a licence would not be required for the opening. The scale of the use is not anticipated to result in a 'severe' impact to the operational capacity of the nearby road network.

The Planning Statement states that due to proposed use travel by sustainable transport would be unlikely. It would be useful to understand whether any staff could travel by cycle and consequently cycle storage be provided. There appears to be an existing outbuilding but it is not clear whether this could be used for cycle storage. If it is deemed that staff could travel by cycle the LHA would advise a condition securing details of bicycle storage.

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

### Conditions:

#### Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

cycle parking (if LPA decide this is appropriate considering staff usage).

**Katie Kurek**  
**West Sussex County Council – Planning Services**