

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	25 August 2026
LOCATION:	Derwent Lodge West Street Billingshurst West Sussex RH14 9LX
SUBJECT:	DC/26/1070 External alterations to create a ground floor link between the two care home buildings and infilling of an existing porch. Internal alterations to create 2no. additional bedrooms and addition of ensuite bathrooms.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application is for external alteration to create a ground floor link between two care home buildings and infilling of an existing porch. Internal alterations to create 2 no additional bedrooms and addition to ensuite bathrooms. The site is located on West Street, a C classified road subject to a speed restriction of 30 mph.

The existing access and parking arrangements are to continue as currently operating. From observation of data supplied to WSCC by Sussex Police, there appear to have been no registered highway collisions or personal injury claims at the point of access to flag a concern with the current operation of the care home.

From inspection of the plans, the proposed extension appears to provide 19sqm of C2 residential floorspace and alterations which equate to 2 additional bedrooms within the property. Considering the capacity of the existing care home, it would not be anticipated that this number of additional rooms would give rise to a significant material intensification of movements to and from the site, over that which the site currently generates.

The care home is well accessible on foot for local visitors, with linked and street lit footways and bus services operate from the nearby Highstreet. Parking is available within the associated car park for 22 vehicles and on street parking is an option in several nearby adjoining roads.

The application form outlines that there is no anticipated additional staffing as a result of the proposals due to the small scale nature of development and therefore it wouldn't be anticipated that movements associated with staff would materially change over that currently generated.

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.

Jodie Wilkes
West Sussex County Council – Planning Services