VILLAGE TRANSPORT SERVICE SCHEME

JOB REF.
PL/TV/LC/32280

CLIENT
Senior Living (Broadbridge Heath) Ltd

SITE
Land at Wellcross Farm, Broadbridge Heath, Horsham, West Sussex.

1.1 INTRODUCTION

1.1.1 This Village Transport Service Scheme has been prepared by DHA on behalf of Senior Living (Broadbridge Heath) Ltd in accordance with the requirements of Schedule 2 Part 3 of the S106 agreement, signed 22nd January 2021. This Village Transport Service Scheme has been prepared to provide additional information in relation to the proposed Service Scheme at the site and is required for agreement prior to the development commencing.

1.1.2 The development comprises the construction of a Continuing Care Retirement Community (CCRC) at Land at Wellcross Farm, Broadbridge Heath, Horsham, West Sussex. Outline planning consent for the CCRC – comprising 141 units, a Village Centre (VC) building and associated access, parking and landscaping – was granted on appeal in May 2021 under Planning Application Reference: DC/19/1897 and Appeal Reference: APP/Z3825/W/20/3262938.

1.1.3 It is noted that the Reserved Matters Application for Phase 1 of the CCRC, which consists of 47 units and the VC building, has been granted approval under Planning Application Reference: DC/22/1503. Phases 2 and 3 comprise the remaining 94 units and the application for these phases was granted approval under Planning Application Reference :DC/24/0205 in July 2024.

1.2 OVERVIEW

1.2.1 In line with the S106 requirement, the Village Transport Service will be implemented from the first occupation. The Village Transport Service will operate for the lifetime of the development and is provided for the residents of the development, their guests and staff members, unless otherwise agreed in writing by Horsham District Council.

1.2.2 This Village Transport Service Scheme will provide information on the proposed minibus / shuttle bus service at Broadbridge Heath, providing daily transport services between the site and several locations. This Service Scheme also includes

the locations that will be served and how the Service Scheme will be monitored going forward.

1.2.3 It is expected that the shuttle vehicle will, subject to lead times, be an electric 'Black Cab' which could take up to six passengers: three facing forward and three, rearward. A wheelchair user can sit with three fellow passengers, with side door access. Long-term, this vehicle will be used for additional pre-booked ad-hoc trips not covered by the Village Transport Service.

1.2.4 Due to the current lead time in obtaining electric vehicles, this service may initially be operated by a conventional fuel vehicle, and upgraded to an electric vehicle at the earliest practicable opportunity.

1.3 VILLAGE TRANSPORT SERVICE

1.3.1 This section sets out the details of the proposed Village Transport Service.

Vehicle Specification

1.3.2 It is anticipated that a Mercedez Benz V Class MPV, will be used for the shuttle bus service, having been successfully used at other Inspired Villages CCRC's.

1.3.3 An image of the proposed Village Transport vehicle is provided in Figure 1.



FIGURE 1: MERCEDEZ BENZ V CLASS MPV

Village Transport Service Operator

1.3.4 The Village Transport Service will be operated by Inspired Villages Group for its residents and their guests. The provision of shuttle bus services is currently a standard service across all IV sites, offering successful transportation for residents.

Timetabling and Hours of Operation

1.3.5 The Village Transport Service will run a number of weekly scheduled trips. Places will need to be booked in advance via the main CCRC reception team – phone / email / in-person – or by booking on the Village Transport App. Contact details of the CCRC team will be provided to Horsham District Council once confirmed and updated in the future if required. Passengers will be dropped off and picked up later at a pre-determined times.

1.3.6 A summary of the scheduled weekly services is shown in Table 1 overleaf. Approximate pick-up and drop-off times are also provided.

DAY	DESTINATION	PICK-UP AND DROP-OFF TIMES
Monday	Horsham Town Centre / John Lewis	1 AM drop-off (08:00) and 1 noon pick up (12:00)
Tuesday	Horsham Train Station	1 AM drop-off (08:00) and 1 noon pick up (12:00)
Wednesday (weekly rotation)	Leonardslee Gardens / Nymans Garden / Crawley Garden Centre / Wakehurst	1 AM drop-off (08:00) and 1 noon pick up (12:00)
Thursday	Sainsbury's Horsham	1 AM drop-off (08:00) and 1 noon pick up (12:00)
Friday	Crawley	1 AM drop-off (08:00) and 1 noon pick up (12:00)

TABLE 1: SCHEDULED VILLAGE TRANSPORT SERVICES

1.3.7 The services outlined above may be amended following comments from residents, family members and staff and will commence and terminate within the CCRC. For example, if the duration in a destination is insufficient, or residents would like some journeys to a different destination, then amendments can be made. Subject to demand, services will also be capable of catering for evening journeys on a demand basis, such as theatre trips to Horsham and Crawley. There is also flexibility on the above set days and destinations for change if necessary.

1.3.8 It is further noted that the Village Transport Service could be used to pick up and drop off staff in the local area. The appointed Travel Plan Coordinator will review the requirement for this service on an ongoing basis.

1.3.8 This service will not be providing competition to existing bus routes, but provide a supplementary service that residents, their families and staff can use in line with the S106 agreement. It is anticipated that future residents will likely choose this service within the CCRC over existing bus routes, given their demographic, rather than cross the A264 to access the public bus service.

1.4 VILLAGE TRANSPORT SERVICE REVIEW AND MONITORING

1.4.1 The Travel Plan Coordinator at the CCRC will carry out regular reviews of the Village Transport Service delivered, to ensure it is effective and responsive, whilst not becoming a burden to the service charge. The review will also cover if any special seasonal services should be added.

1.4.2 Full records will be kept for all journeys taken to assess demand and the popularity of the various destinations.

1.4.3 Horsham District Council will be informed of any material changes to the service, such as changes to destinations and / or frequency. The service will not be withdrawn without prior written approval of Horsham District Council.