WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: N Pettifer
FROM:	WSCC – Highways Authority
DATE:	4 December 2024
LOCATION:	Kingsmead Nursing Home Crawley Road Horsham West Sussex RH12 4RX
SUBJECT:	DC/24/1010 Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping. More information received. Request for a recons for Katie Kurek, actioned on 29/11/2024
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for care home at the above site. In comments dated 14/10 and 22/11/2024 the LHA requested further information in terms of showing dropped kerb/tactile paved crossing of Norfolk Arms side access.

Drawing 'Proposed Uncontrolled Crossing nr Norfolk Arms PH' drawing no. FIGURE_3 REV A shows dropped kerb/tactile paving of the pub car park access. This is considered to improve continuous pedestrian connectivity from the care home to the nearest bus stops on B2195. The works should be funded and undertaken by the developer under a s278 minor works licence (applied to WSCC Highways Agreements team as per below informative). The LHA advise that both the off-site highways works and Travel Plan are secured via legal agreement (s106). If the Local Planning Authority (LPA) prefer to secure the off-site highway works by condition, a suitably worded condition has been advised below. Regardless, the Travel Plan should still be secured by legal agreement (s106 or unilateral undertaking) due to the monitoring fee of £3815.

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

If the Local Planning Authority is minded to grant planning consent the following conditions and informative note would be advised:

S106 –

securement of the off-site highway works (dropped kerb/tactile paving of Norfolk Arms car park access as per drawing *FIGURE_3 REV A).*

Travel Plan – securement of approved Travel Plan and monitoring fee of £3,815.

Conditions –

Off-site highway works (if not secured by legal agreement)
No part of the development shall be first occupied until such time as the off-site highway works (dropped kerb/tactile paving of Norfolk Arms carpark access) have been constructed in accordance with the details shown on the drawing titled 'Proposed Uncontrolled Crossing nr Norfolk Arms PH' and numbered FIGURE_3 REV A.
Reason: In the interests of road safety.

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the

approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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.

INFORMATIVE

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Katie Kurek
West Sussex County Council – Planning Services