WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	12 June 2024
LOCATION:	Derwent Lodge West Street Billingshurst West Sussex RH14 9LX
SUBJECT:	DC/24/0373 Erection of a first floor extension above the existing single storey wing, internal alterations, and the creation of a new link at both ground and first floors levels.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (DC/24/0373), with regards to any highway safety or capacity concerns. The application is supported by way of a Design & Access Statement (DAS), an agent cover letter and associated plans.

Site Context

The application site is located within Billinghurst. The site comprises two existing two-storey buildings known as 'Derwent Lodge' operational as a residential care home (Class C2) of 69 rooms. The development proposals are for a first-floor extension above the existing western wing to provide an additional 9 rooms, totalling to 78 rooms.

Access Arrangements and Visibility

The vehicular and pedestrian entrance into the site is from West Street to the front of the buildings leading into the car parking area. The rear entrance accessed from Arun Road is used for delivery and servicing. The existing access arrangements will be retained. WSCC maps have been checked which confirm good visibility along both sides of West Street. An inspection of data supplied to WSCC by Sussex Police over a period of last five years reveals that there has not been any incident of personal injury near to the site access. This indicates the site access has been operating in a safe manner in its current form with no evidence to indicate of any concerns with the road design / geometry.

Sustainable Transport Accessibility

The site benefits from continuous footways and streetlighting conducive to walking, providing access to nearby retail, services, and amenities along High Street, within 500 metres distance. Bus stops are located within short walking distances and are served by bus nos. 64 and 100. Burgess Hill train station

is the nearest station, located within 1 mile, providing wider area transport connectivity. The site is therefore in a sustainable location without the need for reliance on private car use.

Parking and Internal Layout

The development has a total of 22 vehicle parking spaces. There are no additional parking spaces proposed as part of the development proposal. The site is in a sustainable location with good links to sustainable transport facilities which the proposed users could benefit from. The Highway Authority advise the provision of a safe and secure bike storage facility, located in a conveniently accessible location to encourage sustainable travel. Delivery and servicing will be carried out from the rear of the site, in line with the existing arrangements.

Trip Generation and Highway Impact

The development has not proposed any additional vehicle parking spaces to anticipate increase in vehicular traffic. The Highway Authority is convinced that the additional 9 rooms of the care home is not expected to cause capacity issues on the local highway network.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

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 LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Reason: In the interests of road safety.

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West Sussex County Council – Planning Services