

WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| TO: | Mid Sussex District Council FAO: Andrew Watt |
| FROM: | WSCC – Highways Authority |
| DATE: | 4 October 2024 |
| LOCATION: | Lingworth 17 Oathall Road Haywards Heath West Sussex RH16 3EG |
| SUBJECT: | DM/24/2214 Change of use from dwelling (Use Class C3) to care home (Use Class C2) including erection of side and rear extensions to the main building and roof extension above existing garage to the coach house. |
| DATE OF SITE VISIT: | n/a |
| RECOMMENDATION: | No Objection |

WSCC as the County Highway Authority (CHA) has considered the above proposal for a change of use from residential use to a care home with 29 beds. WSCC raise no objection.

Access

The house currently has two points of access onto Oathall Road, a 30mph, residential road in the town of Haywards Heath. Both access points are gated and provide enough width for a single vehicle to enter and exit at a time.

Visibility from these access points is in line with manual for streets guidance and can provide 2m x 43m in both directions. Park cars along the road partially obscure some of this visibility if set back 2.4m however WSCC are satisfied the 2m set back is acceptable due to the low number of vehicles using the access.

Trips

The site will see an increase in use; however, this will still be low in terms of the impact this will have on highway capacity. The forecast AM/PM peak trips are 5 which equates to 1 vehicle movement every 12 minutes. #

Car Parking and Swept path diagrams

The site is also large and there are spaces for cars to park, turn and exit in forward gear. The care home will provide 12 designated parking spaces and increase the existing cycle parking to 6 spaces for staff wishing to travel to work by bicycle.

Sustainable travel

The site is located in the heart of the town centre and as such all amenities are close by, and public transport options are within a 10minute walk from the site. In addition, all footways are well lit and there is a good provision of dropped kerbs and tactile paving in the local area.

RTCC

There have been no recorded road traffic casualty or collision incidents in the last 5 years.

Construction Traffic

The house will require an extension and any construction traffic will be related to this and most likely be accommodated within the site. WSCC would ask the applicant to ensure all construction related vehicles are accommodated within the site, and if not they will need to use the local car parks to avoid any congestion of Oathall Road.

Summary

This change of use application has been considered by WSCC as the CHA. Whilst the site will see an intensification of use the number of trips will still be low and would not cause any material highway safety or capacity issues. As such WSCC raise no objection to this proposal.

Alison Meeus
West Sussex County Council – Planning Services