

To: Mid Sussex District Council

FAO: Joanne Fisher

20<sup>th</sup> August 2025

Our ref: DM/25/1650

Your ref: DM/25/1650

**Location:** Horncastle Care Centre Plawhatch Lane Sharpthorne East Grinstead East Sussex RH19 4JH

**Proposal:** Demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2); the retention of an existing acquired brain injury (ABI) unit in the northern part of the site (Use Class C2), a retained access from Plawhatch Lane and associated car and cycle parking and landscaping.

|                                |                  |                          |                                                                                                                                                  |
|--------------------------------|------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Road Name</b>               | C2               | <b>Consultation Date</b> | 28 July 2025                                                                                                                                     |
| <b>National Grid Reference</b> | 539279<br>132294 | <b>Officer details</b>   | Jade Drury<br>01273 482254<br><a href="mailto:transportdevelopmentplanning@eastsussex.gov.uk">transportdevelopmentplanning@eastsussex.gov.uk</a> |

**Recommendation:**

|                                                             |   |                                                                            |  |
|-------------------------------------------------------------|---|----------------------------------------------------------------------------|--|
| <b>No objection</b>                                         | x | <b>Objection (as detailed) / Objection due to insufficient information</b> |  |
| <b>No objection subject to the imposition of conditions</b> |   | <b>Sustainability/accessibility concerns raised for LPA consideration</b>  |  |

**Executive Summary**

This application seeks approval for the demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2); the retention of an existing acquired brain injury (ABI) unit in the northern part of the site (Use Class C2), a retained access from Plawhatch Lane and associated car and cycle parking and landscaping.

The site buildings and internal layout are within West Sussex however, the access is within East Sussex Council.

**The Highway Authority does not wish to object to this application.**

## **Response**

### Access

The submitted plans supporting this application confirm that no alterations are proposed to the existing access from Plawhatch Lane, which is already established and deemed suitable for the intended use.

The existing vehicle access off Plawhatch Lane is of sufficient width and the Highway Authority have no concerns.

### Trip Generation

Within the Transport Statement submitted, trip generation was provided. Over a typical weekday the replacement facility is predicted to generate 67 additional two-way trips during the AM and PM peak hours; this represents, on average, 6 two-way trips per hour over a 12-hour period, being approximately one trip every 10 minutes.

Trips associated with the acute brain injury unit will remain as per the existing situation.

Given the established operation of the site, it is anticipated that trip generation will increase slightly but is unlikely to cause significant congestion or adversely impact highway safety.

### Visibility

The site is located along Plawhatch Lane which is subject to a derestricted speed limit. Visibility splays of 2.4m x 215m in both directions are required in accordance with Design Manual for Roads and Bridges (DMRB).

Following a site visit made on 20<sup>th</sup> August 2025, the visibility splays of 2.4m x 215m fall slightly short of the requirement. However, having checked the police crash data over a 3-year period there have been no recorded incidents linked to this access which has been running safely for a number of years. Therefore, the Highway Authority have no major concerns regarding the visibility splays at this location.

It was noted that vegetation to either side of the access could be trimmed back and maintained thereafter to provide maximum visibility splays at all times.

## **Conclusion**

The Highway Authority have no major concerns regarding this application and therefore do not wish to object to this application.

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On behalf of the Highway Authority  
For Director of Communities, Economy and Transport (sent by email)