

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	WSCC – Highways Authority
DATE:	17 March 2025
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. Amended plans received 20 February 2025
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

WSCC as the County Highway Authority has been re-consulted on these revised plans below:

- Proposed Site Plan (drawing no PL_301_00 Rev 06).
- Proposed Ground Floor Plan (drawing number PL_123_00 Rev 06).
- Proposed First Floor Plan (drawing number PL_124_00 Rev 06).
- Proposed Second Floor Plan (drawing number PL_125_00 Rev 04).
- Proposed Elevations (drawing number PL_129_00 Rev 07).
- Landscape layout scheme (drawing number PL_130_00 Rev 05).
- Proposed Garden Pavilion Floor Plan and Elevations (drawing number PL_131_00 Rev 01)
- Coach House Proposed Plans and Elevations (drawing number PL_134_00 Rev 06).

However, as we have raised no objection to the development on Highway grounds the plans do not change our response.

We would like to make an additional advisory comment as we have not seen any comments from fire and rescue.

We have considered the swept paths of a fire appliance and the only additional comments we would make is that it seems the access road to the rear part of the care home would not be wide enough for a fire appliance to reverse down. Mfs guidance for a fire appliance states a minimum of 3.1m is required from kerb edge to kerb edge to enable access. Plans in the transport statement show that the access road is only 3m in width.

Additionally, a fire appliance can only reverse up to 20m, before requiring a turning point. It would seem that the internal access road is longer than this and as such it would be advisable to get advice from fire and rescue to ensure firefighting equipment can reach this part of the site.

Alison Meeus
West Sussex County Council – Planning Services