

From: Emma Avis <Emma.Avis@westsussex.gov.uk>
Sent: 10 February 2025 14:30:30 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Cc: "Jacquie Russell" <Jacquie.Russell@westsussex.gov.uk>; "Steven Shaw" <Steven.Shaw@westsussex.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DM/24/3051
Importance: High

TO:	Mid Sussex District Council (MSDC) - The Local Planning Authority (LPA) Planning officer: Joanne Fisher
CC:	Cllr Jacquie Russell
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Highfield, West Hill, East Grinstead, RH19 4DL
SUBJECT:	DM/24/3051 - Demolition of existing dwelling and the erection of a care home (Class C2) and a separate building with additional care units (Class C2).
DATE OF SITE VISIT:	Site/area known to officer – Previously visited
RECOMMENDATION:	No Objection

1.1 The LHA was consulted on the previous application at this site DM/23/0007, this was for an outline application for the *'Redevelopment of existing single dwelling house and erection of Care Home for up to 85 Bedrooms, with all matters reserved except for access'*. Please refer to the planning portal record DM/23/0007 for our previous extensive comments.

Prior to the submission of the previous application the applicants transport consultant also sought pre application advice relating to highway matters directly from WSCC under our pre application service, this included a site visit.

The LHA note that application DM/24/0007 was refused on the 29th November 2023, for one reason relating to a failure to provide the required infrastructure contributions to serve the development. There was no refusal reason or comments relating to highway matters. The Planning Statement under section 1.5 & 1.6 advises that this was due to the s106 agreement not being completed on time, should that have been completed it was expected that planning permission would have been granted for the outline application, which included the access works to the site.

1.2 The LHA note that this new application is for full planning permission and the description has changed to *'Demolition of existing dwelling and the erection of a care home (Class C2) and a separate building with additional care units (Class C2)'*.

The new site plan details quite a different building to that previously proposed, two separate buildings which are now also served by an above ground standard car parking area, whereas previously underground parking was proposed.



DM/24/3051 site plan DM/24/0007 Site Plan

85 rooms are still proposed, as the previous application, with 78 of these in the main building and 7 care units within the smaller separate building.

1.3 39 Parking spaces are proposed for the class C2 use (4997sqm), this includes 2 Disabled spaces. As with the previous application a comprehensive parking assessment and accumulation analysis was carried out to demonstrate that the parking proposed is suitable to serve the site and specifically the sites use class. Parking has increased on site since the last application from 35 spaces to 39.

1.4 Access proposals to the site from West Hill remain exactly the same as the previous application, which were agreed and Safety Audited. With the existing access to remain to the existing properties, but to be restricted to only pedestrian and cycle route access into the site for the care home, to avoid any increased use of this substandard access by care home vehicular traffic.

1.5 The LHA does not consider that the proposal would have an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal. The following conditions should be added to any grant of planning consent.

Conditions

1. Access & visibility - No part of the development shall commence until such time as the new vehicular access serving the development from West Hill has been constructed in accordance with the approved plans, including the agreed bank works to achieve the required visibility splays. This also includes signage and some physical feature on the existing access road to restrict vehicular access to the

development, so there is no intensification of the existing substandard access.
Reason: In the interests of road safety.

2. 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.

3. 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.

4. Travel Plan Statement- No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. Reason: To encourage and promote sustainable transport.

Informative's

1. Works within the Highway – Implementation Team - 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.

2. Temporary Works Required During Construction - The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to

cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

3. Temporary Developer Signage - The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service

Emma Avis - Planner (MCIHT)
County Highways (Development Management) - Planning Services - WSCC

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
