

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 10/12/2010

**FROM: Liam Riddy TO: Arun District Council
FAO: James Smith**

SUBJECT: R/243/10

Darlington Court Nursing Home, The Leas, Rustington

Extension to nursing home to provide 14 additional bedrooms

CONSULTATION DATE: 18/11/2010

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £ N/A

The Highway aspect of this application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

WSCC considers issues of highway safety, capacity and archaeology regarding this application.

Highways

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. R/208/04 to which no highway objections were raised.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for the provision of 14 additional bedrooms at the site, with an addition of 7 FT equivalent staff members. This would bring the total number of rooms at the site to 73, and the dedicated parking area is to be expanded to provide a total of 27 spaces.

The application proposes an appropriate level of parking for the development, and therefore there is not anticipated to have an adverse affect upon on-street parking in this location. Furthermore, any increase in vehicle movements as a result of the proposal would not be anticipated to raise a highway safety issue.

The site is also situated in a sustainable location, and encourages the use of public transport to and from the site for staff and visitors.

In summary, no anticipated highway safety implications.

Archaeology

The application site was formerly part of the Darlington Mushroom Laboratories, where archaeological investigation in the 1990s resulted in the recording of part of a Roman

settlement, in advance of redevelopment of the site and the concomitant removal of buried ancient remains.

No further archaeological investigation and recording is necessary on this site in respect of the current proposals.

Liam Riddy
Local Development