

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	29 October 2025
LOCATION:	Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD
SUBJECT:	DC/23/0189 Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access). More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection / Advice.

WSCC have previously provided a no objection subject to S106 and conditions response.

The applicant has provided an additional transport note detailing how the proposed development would align with the revisions to the NPPF of December 2024.

In addition to the £15k previously agreed with WSCC to support sustainable transport movements (public seating, dropped kerbs and tactiles and prowl surfacing). An additional £15k is proposed to be provided for bus stop infrastructure upgrades. It is recommended that this is discussed with the Parish Council who would be responsible for the maintenance of any bus shelter improvements.

Conclusion

No objection is raised with the application subject to the previously raised S106 and Conditions. The uplifted S106 figure should be included if the parish council are agreeable to taking on the maintenance of bus shelter improvements.

Stephen Gee
West Sussex County Council – Planning Services