

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	26 January 2026
LOCATION:	Wellcross Farm Five Oaks Road Slinfold
SUBJECT:	DISC/26/0012 Application for Approval of Details Reserved by Condition 2 (Construction Management Plan), 3 (private water supply), 4 (private water supply management plan) and 6 (underground services) to approved DC/22/1503 (Reserved Matters application pursuant to condition 5 of outline planning permission DC/19/1897 for the provision of Phase 1 of Land at Wellcross Farm to provide a Continuing Care Retirement Community with 47 units of accommodation (C2), communal facilities and new ancillary buildings with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Construction Management Plan

The application estimates a worst case scenario of 100 vehicle movements per day and a maximum of 12 HGV deliveries per week. Large vehicles would access the site via the A264 and A24.

Vehicle parking will take place within the site compound area for phases 1 and 2 and then move to the western boundary during phase 3. Whilst the exact number of spaces has not been provided the space available would appear to be sufficient to accommodate the number of anticipated vehicles accessing the site.

Wheel washing facilities are to be provided at the site access and external roads are to be cleaned should the need occur.

Conclusion

No objection is raised to the discharge of condition.

Stephen Gee

West Sussex County Council – Planning Services