

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	26 January 2026
LOCATION:	Land at Wellcross Farm Five Oaks Road Slinfold West Sussex
SUBJECT:	DISC/26/0011 Application for Approval of Details Reserved by Condition 14 (Construction Management Plan) to approved application DC/19/1897 (continuing care retirement community of 141 units of accommodation (C2 Use) and community facilities including restaurant, cafe, shop, hairdressers, spa and consultation / treatment suite for use by GP and primary healthcare providers, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).
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