

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSSC – Highways Authority
DATE:	2 nd February 2026
LOCATION:	Phases 2 and 3 Land at Wellcross Farm Broadbridge Heath
SUBJECT:	DISC/26/0013 Application for Approval of Details Reserved by Condition 2 (Construction Management Plan),3 (borehole to meet Private Water Supplies),4 (Private Water Supply Management Plan),5 (finished floor levels and external ground levels) and 7 (underground services) to approved application DC/24/0205 Reserved matters application pursuant to condition 5 of outline planning permission DC/19/1897 for the provision of phases 2 and 3 of Land at Wellcross Farm to provide a continuing care retirement community with 94 units of accommodation (C2), with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on discharge of conditions attached to approval DC/19/1897.

The Local Highway Authority (LHA) has reviewed the Construction Management Plan (CMP) dated January 2026. Comments would be as follows:

Condition 2 – Construction Management Plan (CMP)

- Access via the A264 (Five Oaks Road).
- Vehicle routing to site compound shown and turning areas.
- Material and plant storage areas shown.
- Wheel washing at site entrance/exit.
- Holding areas for deliveries shown.
- Contractor parking shown. Car sharing will be promoted.
- Extent of site boundary and hoarding shown.
- Recommended route for construction vehicles on wider strategic road network noted within Section 2.5 of CMP
- Road survey condition should be carried out on Five Oaks Road prior to works commencing. This will need to be undertaken with the LHA's Local Engineer.
- No reversing into site or Five Oaks Road – turning on site.
- Frequency of different types of vehicles set out in Section 2.4 of the CMP – where the applicant will restrict deliveries to arrive outside of peak traffic times i.e. not between

08:00 – 09:00 and 16:00 – 17:00 hours to minimize disruption to the local area and ensure that deliveries to site are kept to their allocated slots.

In principle the LHA are satisfied with the information provided in support of Condition 2 and would be satisfied that the condition criteria has been met.

Jamie Brown
West Sussex County Council – Planning Services