

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Martin Dale
FROM:	WSSC – Highways Authority
DATE:	11 February 2026
LOCATION:	Horncastle Care Centre Plawhatch Lane East Grinstead RH19 4JH
SUBJECT:	DM/25/1650 Demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2); the retention of an existing acquired brain injury (ABI) unit in the northern part of the site (Use Class C2), a retained access from Plawhatch Lane and associated car and cycle parking and landscaping. UPDATED Bat Survey received 25/09/2025. AND TRAVEL PLAN
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for redevelopment of redundant site to provide new dementia care home (80-bedrooms, incorporating existing acute brain injury unit (10 bed), 8 residential staff units) with retained access from Plawhatch Lane and associated works.

In comments dated 25 July 2025 the LHA raised no objection to the proposals subject to Travel Plan updates and securement by s106 agreement and suitably worded conditions.

An updated Travel Plan (TP) has been provided:

- Para. 4.2 – typo has been amended to state existing care home is for 43 residents (and current Acute Brain Injury Unit is for 20).
- Para. 6.2 and 7.4 have been amended to reflect same target for reduction of private car travel by 10% which is appropriate considering rural location. Para. 6.3 clearly states estimated vehicle movements between 7am-9pm as in the Transport Statement as 110 arrivals and 112 departures. The target for reduction over the 5-year period is therefore stated to be 99 arrivals and 101 departures (Transport Statement trips – 10%).
- Para. 5.27 and 5.28 have been amended to ensure Electric Vehicle charging spaces of x 9 proposed.
- Para. 5.6 sets out commitment for employer to fund or part fund adult cycle courses for employees that wish to cycle to work.
- Para. 6.5 states enforcement action that would be taken in the event that the 5-year target is not met as enforcement value of £5000 that can be used to fund potential further measures to reduce private car travel
- Para. 5.8 states that employer will register with easitNETWORK, a business-led network which provides sustainable travel solutions to local employers including discounted rail and bus travel and car sharing scheme.

The updates to the TP are accepted and the TP document should be secured along with the monitoring fee of £3,950, via s106 agreement.

CONCLUSION

LHA consider East Sussex County Council should be consulted on impacts of development on road network in their county, however from highway safety and capacity view on West Sussex county road network, there are no reasons to object. The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts

on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

S106/UU Agreement – Travel Plan and monitoring fee of £3,950.

Conditions –

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development

Katie Kurek
West Sussex County Council – Planning Services