

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	Highways, WSCC
DATE:	16/04/2026
LOCATION:	Smithers Farm, Guildford Road, Rudgwick, RH12 3BX
SUBJECT:	DISC/26/0099 Approval of details reserved by conditions 3, 4 and 5 to approved application DC/19/1787.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed approval of details reserved by Conditions 3, 4 and 5 of approved application DC/19/1787 (*Erection of two detached buildings for office and workshop use*). For context, the LHA was a consultee for application DC/19/1787, raising no highway safety or capacity concerns.

Condition 3 – Delivery, Collection & Service Plan

"Prior to the first occupation of the development hereby approved, a Delivery, Collection & Service Management Plan which shall include, but not be limited to, details of the types of vehicles, how deliveries and collections will take place, the times of deliveries to/from the site and the frequency of deliveries, shall be submitted to and approved in writing by the Local Planning Authority. All deliveries and collections shall thereafter be carried out in accordance with the approved plan."

No highways comments.

Condition 4 – Car Parking

"No building hereby permitted shall be occupied or use hereby permitted commenced until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number 19/77/4. The car parking spaces permitted shall thereafter be retained as such for their designated use."

Car parking appears to have been constructed and laid out as per photographic evidence. The LPA may wish to confirm it has been laid out in accordance with the approved plans.

Condition 5 – Cycle Parking

"Prior to the first occupation (or use) of any part of the development hereby permitted, details of secure [and covered] cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No building hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that building or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times."

The applicant has confirmed that the cycle parking has been provided within each of the units. The LPA may wish to confirm this for the avoidance of doubt.

Kyran Schneider
West Sussex County Council – Planning Services