WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Robert Hermitage
FROM:	Highways, WSCC
DATE:	05/04/2024
LOCATION:	Broomlands Farm, Robin Hood Lane, Warnham, RH12 3RR
SUBJECT:	DISC/24/0034 Approval of details reserved by conditions 11,13,14,15,and 17 to approved application DC/20/0716.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

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

This application seeks the approval of details reserved by Conditions 11, 13, 14, 15 and 17 of approved application DC/20/0716. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application DC/20/0716, raising no highway safety concerns.

Condition 11 – Swift Bricks
No highway comments.

Condition 13 – Cycle Parking
Condition 13 is as follows:

"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 to be submitted to and approved by the Local Planning Authority."

The applicant has submitted a plan (PL212) demonstrating secure cycle stores for each of the units. Each cycle store appears of suitable size to accommodate at least two bicycles in accordance with WSCC Parking Standards.

In summary, the LHA are satisfied with the details provided in regards to Condition 13.

Condition 14 – EV Charging Spaces
Condition 14 is as follows:

"No part of the development shall be first occupied until the electric vehicle charging spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. This detail shall include:

a) *The location of the 2x electric vehicle charging spaces, and;*
b) *Details of the proposed infrastructure to the 2x 'passive' electric vehicle charging spaces to enable the future installation of the additional electric vehicle charging spaces.*

The works shall thereafter be undertaken in accordance with approved details and retained as such, unless otherwise agreed to in writing by the Local Planning Authority."

The applicant has submitted a Site Plan (PL211) demonstrating the provision of four EV charging spaces, one per unit. An accompanying datasheet provided further details and specifications on the EV charger model.

In summary, the LHA are satisfied with the details provided in regards to Condition 14.

Condition 15 – Lighting
No highway comments.

Condition 17 – Hard and Soft Landscaping
No highway comments.

Kyran Schneider
West Sussex County Council – Planning Services