

DISCHARGE OF CONDITIONS APPLICATION
Town and Country Planning Act 1990 (as amended)
Planning Permission Reference: DC/19/1787
Site Address: Smithers Farm, Guildford Road, Rudgwick, Horsham
Applicant: Mr Stuart Heath



The objective for rural business is to sustain a balanced outcome, a delicate relationship between productive activity which includes farming and rural enterprise and the conservation of the environment both historic and landscape needs to be maintained. The rural economy is a constantly changing paradigm and should be nurtured, supported and promoted because it forms the core of the nation.

1. Introduction

This application is submitted to Horsham District Council to seek the formal discharge of Conditions 3, 4, and 5 attached to planning permission reference **DC/19/1787**, relating to the erection of two detached buildings for office and workshop use at Smithers Farm, Guildford Road, Rudgwick.

The following information is provided in support of the discharge of the relevant pre-occupation conditions.

2. Condition 3 – Delivery, Collection & Service Management Plan

Condition Requirement:

Submission and approval of a Delivery, Collection & Service Management Plan detailing vehicle types, delivery/collection arrangements, timing, and frequency.

Proposed Details:

A Delivery, Collection & Service Management Plan is hereby submitted as follows:

- **Delivery and Collection Times:**
 - Monday to Friday: 07:00 – 21:00
 - Saturday: 07:00 – 13:00
 - No deliveries or collections on Sundays or Bank Holidays
- **Vehicle Types:**

Deliveries and collections will predominantly be undertaken using light goods vehicles (LGVs) and occasional medium-sized rigid vehicles. No articulated HGVs are anticipated.
- **Delivery/Collection Arrangements:**
 - All vehicles will enter and exit the site in a forward gear where practicable.
 - Adequate on-site manoeuvring space is provided to prevent obstruction of the public highway.
 - Deliveries will be scheduled to avoid peak traffic periods where possible.
- **Frequency:**

Delivery and collection movements will be low in frequency, typical of small-scale office and workshop use.

Conclusion:

The above measures ensure safe operation of the site and safeguard neighbouring amenity, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

3. Condition 4 – Car Parking Provision

Condition Requirement:

Provision and availability of car parking spaces in accordance with approved drawing number 19/77/4 prior to occupation.

Confirmation of Compliance:

- The car parking spaces have been fully constructed in accordance with approved drawing **19/77/4**.
- The parking areas are laid out, accessible, and available for use.
- Photographic evidence has been submitted alongside this application to confirm implementation.

Conclusion:

Condition 4 has been fully complied with, and the parking provision is available for its designated use in accordance with Policy 40.

**4. Condition 5 – Cycle Parking Provision****Condition Requirement:**

Submission and implementation of details of secure and covered cycle parking facilities prior to occupation.

Proposed Details:

- Secure cycle storage is provided **within each unit**.
- The facilities are:
 - Covered and protected from weather
 - Securely enclosed within the building
 - Easily accessible for occupants
- The provision is permanent and will be retained for cycle parking use at all times.

Conclusion:

The proposed arrangement ensures adequate and secure cycle parking provision in accordance with Policy 40.

5. Summary and Request

In light of the above:

- A Delivery, Collection & Service Management Plan has been provided (Condition 3)
- Car parking has been implemented and evidenced (Condition 4)
- Cycle storage provision has been detailed and implemented (Condition 5)
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It is therefore respectfully requested that Horsham District Council confirms the formal discharge of Conditions 3, 4, and 5 associated with planning permission DC/19/1787.

6. Supporting Documents

- Site photographs showing completed car parking provision
- Approved drawing reference: 19/77/4

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Condition Requirement:

Provision and availability of car parking spaces in accordance with approved drawing number 19/77/4 prior to occupation.

Confirmation of Compliance:

- The car parking spaces have been fully constructed in accordance with approved drawing **19/77/4**.
- The parking areas are laid out, accessible, and available for use.
- Photographic evidence has been submitted alongside this application to confirm implementation.

Conclusion:

Condition 4 has been fully complied with, and the parking provision is available for its designated use in accordance with Policy 40.



4. Condition 5 – Cycle Parking Provision

Condition Requirement:

Submission and implementation of details of secure and covered cycle parking facilities prior to occupation.

Proposed Details:

- Secure cycle storage is provided **within each unit**.
- The facilities are:
 - Covered and protected from weather
 - Securely enclosed within the building
 - Easily accessible for occupants
- The provision is permanent and will be retained for cycle parking use at all times.

Conclusion:

The proposed arrangement ensures adequate and secure cycle parking provision in accordance with Policy 40.

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In light of the above:

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It is therefore respectfully requested that Horsham District Council confirms the formal discharge of Conditions 3, 4, and 5 associated with planning permission DC/19/1787.

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- Approved drawing reference: 19/77/4

7. Overall Conclusion

The information submitted demonstrates that the requirements of Conditions 3, 4, and 5 attached to planning permission DC/19/1787 have been fully satisfied. A comprehensive Delivery, Collection & Service Management Plan has been prepared to ensure safe and efficient site operations, while the approved car parking provision has been implemented and is fully operational. In addition, secure and covered cycle parking facilities have been provided in accordance with policy expectations.

Collectively, these measures ensure that the development operates in a manner that is safe, sustainable, and respectful of neighbouring amenity, fully aligning with the relevant provisions of the Horsham District Planning Framework (2015), in particular Policies 33 and 40.

On this basis, it is respectfully requested that Horsham District Council confirms the formal discharge of Conditions 3, 4, and 5.