WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	19 December 2025
LOCATION:	Pilgrims Rest Cox Green Horsham RH12 3DE
SUBJECT:	DISC/25/0361 Application for Approval of Details Reserved by Condition 7, 9 and 11 to approved application DC/24/1715.
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.

This application is for the discharge of conditions 7, 9 and 11 od DC/24/1715. The LHA will provide highways comments on conditions 7 and 11 only.

Condition 7: *Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority.*
The details shall include plans and measures addressing the following:
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*
- *Details of all external lighting*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation

The LHA is satisfied with the provision of granite sets at the site boundary to prevent overspill of gravel onto the public highway.

Condition 11: *No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use. The cycle parking facilities shall thereafter be retained as such for their designated use.*

The LHA is satisfied that cycle storage is provided within the double garage.

Conclusion
The LHA is satisfied that these conditions can be discharged from a highways perspective.

Nicola Elliott
West Sussex County Council – Planning Services