WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Robert Hermitage
FROM:	WSCC – Highways Authority
DATE:	21 January 2025
LOCATION:	Land at 1 Quarry Way, Southwater
SUBJECT:	DISC/25/0011 Approval of details reserved by conditions 3,4,6,8 and 9 to approved application DC/22/1538
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 seeks the approval of details reserved by Conditions 3, 4, 6, 8 and 9 of approved application DC/22/1538. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application DC/22/1538, raising no highway safety concerns.

Condition 3 – Site Set-Up
Condition 3 is as follows:

"No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period."

The applicant has submitted a site set-up plan (PD460-XX-ZZZ-DR-CP-01103) demonstrating the location of the on-site storage area and site welfare building. No vehicles will be required to enter the site, with loading and unloading taking place from the roadside - Wheel washing facilities therefore will not be required.

Having reviewed the submitted site set-up plan, the LHA are satisfied with the details provided in regards to Condition 3.

Condition 4 – Levels
No highway comments.

Condition 6 – Materials, Finishes and Colours
No highway comments.

Condition 8 – EV Charging Points
Condition 8 is as follows:

"No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such."

The applicant has submitted a site plan (PD460-XX-ZZZ-DR-CP-01102) demonstrating the location of the proposed EV charging point to serve off-street parking provision. The LHA are limited in their ability to comment on EV Charging DOCs, so the LPA should determine whether what has been provided is sufficient to discharge the Condition.

Condition 9 – Boundary Treatment
No highway comments.

Kyran Schneider
West Sussex County Council – Planning Services