WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC - Highways Authority
DATE:	20 February 2024
LOCATION:	Acacia House, 110 Manor Fields, Horsham, RH13 6SG
SUBJECT:	DISC/24/0011 Approval of details reserved by conditions 3 and 6 to approved application DC/23/0338.
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 3 and 6 of approved application DC/23/0338. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application DC/23/0338, raising no highway safety concerns.

Condition 3 – Site Set-Up Details
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 (*MFS-AHP-0-XX-SI-A-0405 Rev. P01*) which provides details of loading/unloading areas, storage of materials and plant, site office and skip location. The existing access is to be utilised, and vehicular movements will be supported by a banksman. Existing hardstanding will be retained negating the need for wheel washing.

In summary the LHA are satisfied with the details provided in regards to Condition 3.

Condition 6 – Cycle Parking and Mobility Aid Parking Facilities
Condition 6 is as follows:

"Notwithstanding the details submitted, no part of the development hereby permitted shall be occupied until details of secure and covered cycle parking and mobility aid parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle

parking facilities associated with that dwelling 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 submitted a Floor Plan (*MFS-AHP-0-XX-SI-A-0404 Rev. P02*), demonstrating designated storage areas for the parking of cycles and mobility scooters.

In summary, the LHA are satisfied with the details provided in regards to Condition 6.

Kyran Schneider
West Sussex County Council – Planning Services