WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	07/07/2025
LOCATION:	85 Timber Mill, Southwater, RH13 9SP
SUBJECT:	DISC/25/0167 Approval of details reserved by conditions 5,6,7,8,10,11,12 and 14 to approved application DC/22/1997.
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 5, 6, 7, 8, 10, 11, 12 and 14 to approved application DC/22/1997. WSCC in its role as Local Highway Authority (LHA) was a consultee for application DC/22/1997, raising no highway safety or capacity concerns.

Condition 5 – Water Neutrality Strategy
No highway comments.

Condition 6 – EV Charging Points
"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 provided a photograph showing EV charging provision. Whilst the LHA are satisfied with the details in principle, the LPA may wish to confirm on the ground themselves that they are satisfied with the construction against the approved plans.

Condition 7 – Refuse and Recycling
No highway comments.

Condition 8 – Car Parking Spaces
"No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number TM200/02A. The car parking spaces permitted shall thereafter be retained as such for their designated use."

The applicant has provided a photograph showing the finished car parking area. Whilst the LHA are satisfied with the details in principle, the LPA may wish to confirm on the ground themselves that they are satisfied with the construction against the approved plans.

Condition 10 – Broadband
No highway comments.

Condition 11 – Materials and Finishes
No highway comments.

Condition 12 – Arboricultural Assessment
No highway comments.

Condition 14 – Planning Restriction
No highway comments.

Kyran Schneider
West Sussex County Council – Planning Services