WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	Highways, WSCC
DATE:	10/12/2025
LOCATION:	The Old Dairy, Crosby Farm, Lyons Road, Slinfold, RH13 0RX
SUBJECT:	DISC/25/0369 Application for Approval of Details Reserved by Conditions 5, 6, 7, 8, 9, 10 and 11 to approved application DC/24/0796.
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, 9, 10 and 11 to approved application DC/24/0796 (*Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3)*). For context, WSCC in its role as Local Highway Authority (LHA) was a consultee for application DC/24/0796, raising no highway safety or capacity concerns.

Condition 5 – Water Neutrality Strategy
No highways comments.

Condition 6 – Hard and Soft Landscaping Details
No highways comments.

Condition 7 – Refuse and Recycling Facilities
No highways 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 [PL010]. The car parking spaces permitted shall thereafter be retained as such for their designated use."

The applicant has submitted an "as-built" site plan demonstrating the location of the completed car parking spaces, with supporting photographs. The LHA are satisfied with the details provided in regards to Condition 8.

Condition 9 – Obscured Glazing
No highways comments.

Condition 10 – Cycle Parking Facilities
"No part of the development hereby permitted shall be occupied until details of secure and covered cycle 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 or use 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 an "as-built" site plan demonstrating the location of the completed cycle parking facilities, with supporting photographs. The LHA are satisfied with the details provided in regards to Condition 10.

Condition 11 – Broadband
No highways comments.

Kyran Schneider
West Sussex County Council – Planning Services