WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	23/06/2025
LOCATION:	The Bungalow, West Street, Billingshurst, RH14 9LQ
SUBJECT:	DISC/25/0154 Approval of details reserved by conditions 3,4,5 and 6 to approved application DC/21/2706.
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, 4, 5 and 6 of approved application DC/21/2706. WSCC in its role as Local Highway Authority (LHA) was a consultee for application DC/21/2706, raising no highway safety or capacity concerns.

Condition 3 – Water Neutrality
No highway comments.

Condition 4 – Vehicle Access and Pedestrian Visibility
"Prior to the first occupation (or use) of any part of the development hereby permitted, a plan showing the provision of vehicular access, and pedestrian visibility splays of 2 metres by 2 metres either side of the proposed site vehicular access onto West Street, shall have been submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed."

The applicant has submitted plans (P114 and P103) demonstrating details of the proposed access point. Vehicular and pedestrian visibility splays have been demonstrated to the satisfaction of the LHA. Permission from WSCC has also been obtained to construct the proposed access point. The LHA are therefore satisfied with the details provided in regards to Condition 4.

Condition 5 – Car Parking
"No building hereby permitted shall be occupied or use hereby permitted commenced until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with the approved proposed site plan dated 14.12.2023. The car parking spaces permitted shall thereafter be retained as such for their designated use."

The applicant has outlined in their application form that the car parking spaces have been constructed and available for use. The proposed parking provision was previously assessed by the LHA and considered suitable as part of the main planning application.

In regards to the discharge of condition, no evidence has been provided as part of this submission that I can personally assess, but the LPA could inspect the site and decide whether what has been constructed is sufficient enough to satisfy the condition.

Condition 6 – Broadband
No highway comments.

Kyran Schneider
West Sussex County Council – Planning Services