WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Amanda Wilkes
FROM:	Highways, WSCC
DATE:	28/05/2024
LOCATION:	Pear Tree Farm, Furners Lane, Woodmancote, BN5 9HX
SUBJECT:	DISC/24/0100 Approval of details reserved by conditions 3a,b,c,d,e,f and 4 to approved application DC/21/1796.
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 3a, b, c, d, e, f and 4 to approved application DC/21/1796. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application DC/21/1796, raising no highway safety concerns.

Condition 3 – Site Development Scheme
Condition 3 is as follows:

"No development shall take place until a scheme, hereafter referred to as the Site Development Scheme, shall have been submitted to and approved in writing by the local planning authority. The Site Development Scheme shall include a timetable for its implementation and details of:

a) The means of foul and surface water drainage of the site.
b) The facilities for, and the location of, the storage and collection of refuse and recycling.
c) External lighting on the boundary of and within the site.
d) The internal layout of the site (notwithstanding the submitted 1:500@A2 Site Layout Plan), including: the siting of caravans and pitches; hardstanding; access road; parking; amenity areas; gates; fencing and boundary treatments; vehicle turning space of sufficient size to accommodate a waste/recycling vehicle and that of emergency/fire services.
e) Tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities.
f) Ecological enhancements."

The LHA are satisfied with the demonstrated internal site layout in relation to Condition 3(d).

Condition 4 – Materials, Finishes and Colours
No highway comments.

Kyran Schneider
West Sussex County Council – Planning Services