

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	Highways, WSCC
DATE:	19/02/2026
LOCATION:	Pear Tree Farm, Furners Lane, Woodmancote, BN5 9HX
SUBJECT:	DISC/26/0035 Approval of details reserved by conditions 3,4,5,6,8 and 9 to approved application DC/23/2018
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the approval of details reserved by Conditions 3, 4, 5, 6, 8 and 9 of approved application DC/23/2018 (*Variation of Condition 1 of previously approved application DC/23/0639 (Erection of commercial storage building (B8 use class)) to provide for the installation of two additional doors on the courtyard elevations*).

Condition 3 – Construction Environmental Management Plan

"The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location*
- ii. Details of how residents will be advised of site management contact details and responsibilities*
- iii. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil)*
- iv. Details regarding parking or site operatives and visitors, deliveries, and storage*
- v. The method of access to and from the construction site*
- vi. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination*
- vii. Locations and details for the provision of wheel washing facilities and dust suppression facilities*

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP."

The LHA has reviewed the submitted CEMP details and accompanying site set-up plan. The LHA are satisfied with the information submitted in regards to Condition 3, and would not raise any highway safety or capacity concerns.

Condition 4 – Contamination

No highways comments.

Condition 5 – Arboricultural Method Statement

No highways comments.

Condition 6 – Schedule of Materials, Finishes and Colours

No highways comments.

Condition 8 – Hard and Soft Landscaping

No highways comments.

Condition 9 – Refuse and Recycling Storage Facilities

No highways comments.

Kyran Schneider

West Sussex County Council – Planning Services