From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 January 2025 09:27:32 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0025
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/01/2025 9:27 AM.

Application Summary

Address:	Leonardslee Gardens Brighton Road Lower Beeding West Sussex RH13 6PP
Proposal:	Non Material Amendment to previously approved application DC/22/2229 (Construction of enlarged and rationalised car park overflow car parking) relating to provision of Electric Vehicle (EV) charing points from pre-construction stage to after completion of works and the location and specification of the chargers.
Case Officer:	Matthew Porter

Click for further information

Customer Details

Address:	Caterways Brighton Road Lower Beeding

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Applicant is suggesting a change to the wording to allow the scheme to be approved once it is installed. There is an approved plan which has passed through the planning process and this should be adhered to or altered through the planning process accordingly.

It should be noted (and it forms part of this objection) that despite being a non occupation condition, the car park was in full use during Illuminated 2023 (November and December) and Illuminated 2024 (November and December). This was even raised as a compliance breach so it highlights that the applicant does not adhere to requirements or conditions and allowing the applicant to build and then show you what they have done gives no chance of recourse if they have strayed from the approved plans.

The decision notice for the original car park application (which in itself was retrospective) clearly lists Condition 12. The date of issue of the decision notice was 10th July 2023 so the applicant has had 18 months to sort out a suitable supplier and agree a scheme that meets with the requirement of Condition 12 and the layout plan mentioned within that condition - or alter and get approved accordingly.

The appliocation makes mention of the north car park. This on the plans is the main car park as opposed to the overspill car park to which the Condition relates. Does this mean that the applicant is going to close the main car park until such time as the EV Chargers have been installed?

The applicant is making a play against not being able to get hold of a suitable supplier. As noted above, the applicant has had 18 months but irrespective of that fact, there is no supplier uncertainty in this area of work. I could give you a list of 6 or more EV charger suppliers and a list of contractors as long as your arm that would be able to source the required products, establish the required works and complete a suitable plan and specification within a few weeks. In fact, as a practicing M&E Consultant I could actually do that for them this month - for a fee of course but this highlights that the applicants statement is without substance.

The statement 'design remains in flux' is utter rubbish. The applicant and any chosen consultant / contractor can establish a fixed plan with no difficulty at all.

Condition 12 should not be allowed to be changed to an 'as installed' version on the basis of the points listed above. The applicant should be made to comply with the original Condition and submit a plan and specification for approval accordingly.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



