

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Horsham District Council<br>FAO: Bethan Tinning                                                                                         |
| <b>FROM:</b>               | Highways, WSCC                                                                                                                          |
| <b>DATE:</b>               | 09/03/2026                                                                                                                              |
| <b>LOCATION:</b>           | River Terrace, Ridgehurst Drive, Horsham, RH12 1XF                                                                                      |
| <b>SUBJECT:</b>            | DISC/26/0051<br>Application for Approval of Details Reserved by Conditions 3, 4, 5, 8, 9, 10 and 11 to approved application DC/24/1601. |
| <b>DATE OF SITE VISIT:</b> | N/A                                                                                                                                     |
| <b>RECOMMENDATION:</b>     | 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, 8, 9, 10 and 11 of approved application DC/24/1601 (*Erection of 2 no. 2 bed semi-detached dwellings with 3 parking spaces*). For context, the LHA was a consultee for application DC/24/1601, raising no highway safety or capacity concerns.

Condition 3 – Foul and Surface Water Disposal

No highways comments.

Condition 4 – Materials, Finishes and Colours

No highways comments.

Condition 5 – Biodiversity Enhancement Strategy

No highways comments.

Condition 8 – Hard and Soft Landscaping

No highways comments.

Condition 9 – Car Parking

*"No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the allocated provision of car parking spaces for vehicles has 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 parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles."*

Details of vehicle parking have been demonstrated on the submitted site plan (Drawing no. 21-35-10) to the satisfaction of the LHA.

Condition 10 – Cycle Parking

*"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."*

Details of cycle parking have been demonstrated on the submitted site plan (Drawing no. 21-35-10) to the satisfaction of the LHA.

Condition 11 – EV Charging

*"No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such. Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019)."*

Details of an EV charging point have been demonstrated on the submitted site plan (Drawing no. 21-35-10) to the satisfaction of the LHA.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**