WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	Highways, WSCC
DATE:	08/05/2025
LOCATION:	Lock House, Lock, Partridge Green, RH13 8EG
SUBJECT:	DISC/25/0085 Approval of details reserved by conditions 3, 5, 6 and 8 to approved application DC/25/0037.
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, 5, 6 and 8 of approved application DC/25/0037. WSCC in its role as Local Highway Authority (LHA) was a consultee for application DC/25/0037, raising no highway safety or capacity concerns.

Condition 3 – Biodiversity Enhancement Strategy
No highway comments.

Condition 5 – Landscape Management and Maintenance Plan
No highway comments.

Condition 6 – Car Parking
"No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling (or use) 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."

The applicant has submitted a site plan demonstrating the proposed parking provision. The submitted plan appears to be the same one submitted at planning stage, and this was assessed and accepted by the LHA. As such, the LHA are satisfied with the details provided in regards to Condition 6.

Condition 8 – 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."

The applicant has submitted a plan providing details of the proposed secure cycle store. The proposed cycle store appears suitable to serve the site as per WSCC Parking Standards. Therefore, the LHA are satisfied with the details provided in regards to Condition 8.

Kyran Schneider
West Sussex County Council – Planning Services