

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Amanda Wilkes
FROM:	Highways, WSCC
DATE:	01/05/2025
LOCATION:	Menzies Wood Farm, Okehurst Lane, Billingshurst, RH14 9HR
SUBJECT:	DC/25/0362 Full planning permission for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building and creation of open storage along with the full enclosure and refurbishment of existing barn for the continuation of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horse box conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export following grant of DC/18/0661.
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 planning permission for the demolition of existing workshop, barn and offices, and erection of a new barn and workshop building and office building and creation of open storage, with refurbishment of existing barn for the continuing of uses on site falling within use classes B1(c) and B8. The proposals are supported by a Transport Statement prepared by GTA Civils & Transport.

For context, the proposals are similar to the preceding application at this site, DC/18/0661, of which WSCC was a consultee for, raising no highways objections. The Local Planning Authority (LPA) permitted the applicant, and a subsequent appeal contesting certain planning conditions was allowed.

The application site is located on Okehurst Lane, an unclassified road subject to national speed limit. No alterations are proposed to the existing vehicular access arrangement. Having reviewed WSCC mapping, visibility appears suitable for the anticipated road speeds in this location. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Under WSCC Parking Standards, 22 car parking spaces would be required for a development of this size. Existing parking arrangements will be retained, and appears sufficient to accommodate the parking demand. On-site turning appears achievable, allowing vehicles to exit the site in a forward gear.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services