WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC - Highways Authority
DATE:	14 March 2024
LOCATION:	Orchard Farm Emms Lane Brooks Green Horsham West Sussex RH13 0TR
SUBJECT:	DC/24/0185 Change of use of building nos. 14-17 and a former packing building from agriculture to a mixed commercial storage (Class B8) and light industrial use (Class E) together with associated alterations and parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary and Context
WSCC in its role of Local Highway Authority (LHA) has been consulted on the above detailed application.

The proposals will be accessed from Emms Lane a "T" class road which is located to just to the north of Brooks Green village, the road serves a number of industrial and commercial outlets. The development proposals seek a change of use of three buildings at the farm. The proposals are for the change of use of buildings '14/15', '16/17' and the small building in between from agriculture to a commercial storage (Use Class B8) / light industrial (Use Class E(g)[iii]) use. The highway aspects of this application are supported by way of a Transport Statement (TS).

In terms of planning history application DC/23/1512 was submitted and approved by the Local Planning Authority in December 2023. This relates to buildings 'R1', 'R2' and '18-19', which are located to the south of the subject site. The LHA raised no objections in relation to these proposals.

Access and Visibility
As with the earlier 2023 application the site will utilise an existing vehicular access onto Emms Lane, no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Emms Lane from the existing point of access have been demonstrated and are considered acceptable.

A review of the access onto Emms Lane indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity
Traffic flow information has been provided with the current application within the TS. This information considers the permitted and proposed uses. The traffic flow generation is based upon the use of TRICS. TRICS is a database containing surveys of other completed and occupied developments. The database can be refined to use comparably located site uses to forecast potential traffic generation. TRICS is an accepted means of determining traffic generation. Using this data, it is evident that the proposed usage would generate an increase of 68 vehicle trips compared with the previous historic use. Whilst the increase in movements is acknowledged there is no expectation for this proposal to give rise to any increase or material change over what has previously been permitted

Parking
The proposed parking is considered acceptable with 48 spaces proposed. The 48 spaces are in addition to and separate from the parking areas associated with the approved applications to the south, including the parking areas for buildings 'R1', 'R2' and '18-19' (approved application DC/23/1512).

The LHA are not aware of that the previous use resulted in excess parking onto Emms Lane; it is considered unlikely that there would be an increase in on-street parking as a result of this proposal.

Conclusion
Having assessed the TS the LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

Car parking space
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Jamie Brown
West Sussex County Council – Planning Services