

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Rebecca Tier
FROM:	WSCC - Highways Authority
DATE:	2 November 2021
LOCATION:	Woodhouse Farm Wheatsheaf Road Woodmancote West Sussex
SUBJECT:	DC/21/2257 Removal of part of existing agricultural building and conversion of remaining sections to form 4no two-storey dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on full planning application DC/21/2257, with regards to any highway safety or capacity concerns.

Background and Site Context

The application site is Woodhouse Farm, a substantial agricultural holding to the south of B2116 Wheatsheaf Road. The site is occupied by an agricultural barn used for storage of grains and agricultural machines but is now redundant for these uses. The development proposals are for the demolition of the existing agricultural building and conversion of remaining sections to form 4 nos. 3-bedroom attached two-storey dwellings with associated parking. The site has been subject to many planning applications for residential uses in the past for which the Local Highway Authority (LHA) had raised no objection.

This planning application is identical to the one approved under DC/18/2165 with the sole exception that the group of four attached dwellings is divided into two pairs of attached dwellings. A passageway of 3 metres is proposed between the two pairs; in all other respects the application is the same as that previously approved.

Access and Visibility

The site is accessed from B2116 Wheatsheaf Road, a classified 'B' road subject to 60mph speed limit. The access into the site is taken via a private road approximately 1.5km to the south of site access frontage which is within applicant's ownership. The visibility along west of Wheatsheaf Road is sufficient for the posted speed whereas appears restricted to the east. However, as an existing junction currently serving the agricultural use for Woodfarm House, the proposed use is anticipated to reduce the potential traffic movements at this junction.

Personal Injury Accident (PIA) Data

WSCC's online record for road traffic collisions have been interrogated. This reveals there has been no personal injury accident recorded near to the site access frontage, along Wheatsheaf Road. This indicates the site access has been operating in a safe manner in its present form.

Vehicle Parking, Cycle Storage and EV Charging

In line with West Sussex County Council's Guidance on Parking at New Developments (September 2020) the development is provided with 11 parking spaces, however, no visitor spaces are marked on the submitted plan.

In line with WSCC's Electric Vehicle Charging Overarching Guidance, the development must be provided with a minimum of 20% 'active' charging points and the remaining spaces with 'passive' charging points for future provision.

Safe and secured cycle parking provision is made within a cycle rack to the north of the buildings.

Sustainability

The site is located within a rural setting and as such, residents of the proposed development would inevitably still be reliant upon the use of a private car for significant daily trips.

Trip Generation and Highway Capacity

The site has already been used as an agricultural barn for grain and machine storage; therefore, the proposal is anticipated to generate fewer traffic movements compared to the potential that could arise from the existing usage. Hence, the LHA do not consider that the additional trips from the residential uses would cause 'Severe' residual impact on the Highway Network.

Conclusion

The Local Highway Authority (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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking space for the development.

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

EVC Parking

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with current national sustainable transport policies.

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West Sussex County Council – Planning Services