WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	WSCC – Highways Authority
DATE:	17 March 2025
LOCATION:	Southlands Farm Southlands Lane, West Chiltington West Sussex RH20 2JU
SUBJECT:	DC/25/0276 Variation of conditions 5 and 6 of previously approved application reference DC/19/0121 (Change of use of existing barns to form a wedding venue with ancillary facilities, erection of a bar, and the replacement of a lean-to structure) to allow for a wider range of events to be held over a longer season.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above application regarding variation of conditions 5 and 6 of previously approved application reference DC/19/0121 to allow for a wider range of events to be held over a longer season. The application is supported by way of a Planning Statement (PS).

Condition 5 states the building is to be used as a wedding venue only. The applicant seeks to vary this condition as to use the building for various events such craft workshops, markets, celebrations etc. including weddings. The proposal includes reduction in the number of events from 213 to 131 per season.

Condition 6 (as varied by appeal decision APP/Z3825/W/19/3236648) states the use permitted will be carried out between 31st March and 1st November. The proposal seeks variation so that the use could be carried out between 31st March and 1st November, except for food and wine tasting events which shall additionally be carried out during the month of March.

The property is not large and there would be no concerns with access from the highway into the car park. An inspection of collision data provided to WSCC by Sussex Police from a period of last five years reveals no recorded incidents of personal injury near to the site. This suggests there are no existing concerns relating to road geometry or layout.

The Local Highway Authority do not consider that the 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 114 -117, as revised December 2024. There are no transport grounds to resist this proposal.

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West Sussex County Council – Planning Services