WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC - Highways Authority
DATE:	23 January 2024
LOCATION:	Upper Buncton House, Spithandle Lane, Wiston, BN44 3DS
SUBJECT:	DC/23/1548 Removal of Condition 2 of previously approved application DC/14/2073 (Agricultural Barn) Relating to usage, to be agriculture and local community usage.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

Summary and Context

This application seeks the removal of Condition 2 of previously approved application DC/14/2073, to allow for the use of an agricultural barn for both agricultural and local community purposes.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 17/11/2023, requesting more information be provided in regards to vehicular parking. The applicant has submitted the requested information and as such, the LHA has been reconsulted and can provide the following updated comments:

Access and Visibility

The site is served by an existing vehicular access point on Spithandle Lane, a C-classified road subject to national speed limit in this location. A private access track maintained as Public Bridleway no. 2711 links the maintained highway to the application site. From inspection of WSCC mapping, visibility at the existing access point on to Spithandle Lane appears suitable for the anticipated road speeds in this location.

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

Capacity

The applicant has confirmed that the site could host up to 200 attendees. I accept the applicant's statement that this would be overall footfall to the site, arriving not all at once but rather throughout the day. Therefore, whilst the proposed development will result in a material intensification of movements, the LHA would not anticipate that this would give rise to a severe highway safety impact or capacity issue in this location.

Parking and Turning

The applicant has demonstrated vehicular parking provision, with approximately 25 car parking spaces within the host dwelling's driveway, and 100+ car parking spaces to be provided within the adjacent field. I acknowledge the applicant's statement regarding the use of a neighbouring wedding venue for additional parking – however, this is outside of the applicant's control and thus cannot be considered as part of this application.

Nevertheless, the LHA is satisfied that the application site exhibits suitable space to accommodate the anticipated parking demand, with space for turning.

Conclusion

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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services