WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC - Highways Authority
DATE:	17 November 2023
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:	More Information
S106 CONTRIBUTION TOTAL:	N/A

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.

Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments:

The site is located off Spithandle Lane, a C-classified road subject to national speed limit in this location. Public Bridleway no. 2711 links the highway to the application site. The LPA may wish to consult WSCC Public Rights of Way for comments pertaining to the use of the public Bridleway for access.

The submitted Cover Letter states that the applicant proposes to utilise the existing barn to hold local fairs, such as a Christmas fair. The applicant envisions that up to 200 people would attend the fairs. Considering this has the potential to generate significant vehicle movements, the LHA would request that the applicant provide details of vehicular parking, including justification of the proposed amount, as well as details of access and turning arrangements. This should ideally be demonstrated on the site plan.

Please raise the above with the applicant and reconsult. Upon receiving this information, the LHA can assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services