WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	Highways, WSCC
DATE:	13/11/2024
LOCATION:	Aglands Farm, Picts Lane, Cowfold, RH13 8AN
SUBJECT:	DC/24/1608 Change of use of part of an agricultural building to Use Class B8 (storage) and erection of a toilet block
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the change of use of part of an agricultural building to Use Class B8 Storage and erection of a toilet block. The site is located on Picts Lane, an unclassified road subject to national speed limit in this location.

For context, WSCC as Local Highway Authority (LHA) previously provided consultation advice for this site for application DC/23/2187, which sought similar proposals via prior notification. The LHA raised no highway safety concerns, but the Local Planning Authority (LPA) is yet to determine the application. The current submission appears to be an alternative to DC/23/2187.

Upon review of the submitted plans, the proposals appear similar to those of DC/23/2187, with half of the existing agricultural barn retained for agricultural use and the other half proposed for commercial storage. The proposed change of use would not be anticipated to give rise to a material intensification of use of the existing access point. In addition, the site exhibits suitable space for the parking and turning of vehicles associated with the proposed use.

In summary, 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