WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Joshua Lee
FROM:	WSCC – Highways Authority
DATE:	4 March 2025
LOCATION:	Mill Farm Mill Lane Itchingfield West Sussex RH13 0NP
SUBJECT:	DC/25/0232 Prior Notification for Change of Use of two buildings with associated operational development to 1no. dwellinghouse. Operational development includes replacement wall and roof cladding, rendering, walls, doors and rainwater goods.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks prior approval for the change of use of Agricultural to a Residential dwellinghouse to form a one-bedroom dwelling. The site is located on Mill Lane, a privately maintained route maintained as a PROW- ITC/1630/8. The Local Highways Authority was previously consulted on matters at this location under planning application DC/24/1456, to which no Highways Safety concerns were raised however was refused by the LPA on matters unrelated to Highway Safety. This most recent application is a resubmission of this proposal.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Agricultural use to Class C3 subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

Generally, the change of use from agricultural to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of the potential of the current use.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. No vehicular parking has been demonstrated although it has been outlined within the associated documentation that ample space exists within the site for this to be accommodated.

The applicant has not provided details of cycle parking provision. Cycling is a viable option in the area. The LHA request that secure and covered cycle parking provision be provided in accordance with WSCC Parking Standards.

In summary, the movements associated with agricultural use have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County Council in its role as LHA has therefore considered the proposal on that basis. The prior approval is therefore considered acceptable in highway terms.

Jodie Wilkes
West Sussex County Council – Planning Services