WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	22 October 2024
LOCATION:	50 Springfield Road, Horsham, RH12 2PD
SUBJECT:	DC/24/1584 Prior Notification for the Change of Use from Office (Use Class E) to 1x 1 bedroom and 1x 2-bedroom flats (Use Class C3).
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.

This proposal seeks prior approval for the change of use from office (Use Class E) to 1x 1 bedroom and 1x 2-bedroom flats (Use Class C3). The site is located on Springfield Road, a B-class road subject to a speed restriction of 30mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Class E 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 GDPO is quite clear as to what highways matter can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application; however, office uses tend to generate greater material movements than residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

The applicant proposes three car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking bays are suitably sized and on-site turning appears achievable. Cycling is a viable option in the area, and the applicant is requested to provide secure cycle parking provision in accordance with WSCC Parking Standards, to promote the use of sustainable transport methods.

In summary, the proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Liz Corcoran
West Sussex County Council – Planning Services