

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSSC – Highways Authority
DATE:	21 April 2026
LOCATION:	Stanford Barn, Bines Green, Horsham, RH13 8EH
SUBJECT:	DC/26/0502 Prior Notification for Change of Use of Agricultural Buildings to 5nos dwellings (C3 Use class).
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.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from agricultural to residential (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.

This proposal seeks prior approval for the change of use from agricultural building to 5nos dwellings (C3 Use class). The site is located on Bines Green, a B-classified road subject to national speed limit. As public footpath no. 2518_1 runs through the site, the LPA may also wish to contact the WSSC Public Rights of Way team.

Generally, the change of use from agricultural to residential dwelling 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 current use.

The WSSC Car Parking Demand Calculator indicated that a development of this size in this location would require 12 car parking spaces, which has been demonstrated in the plans. There appears to be sufficient space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear. The LPA are also advised that they may wish to secure cycle parking provision, to promote sustainable travel.

In summary, the movements associated with agriculture 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.

Liz Corcoran
West Sussex County Council – Planning Services