WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	17 April 2025
LOCATION:	Spring Gardens Nursery Spring Gardens Washington West Sussex
SUBJECT:	DC/25/0264 Notification of Change of Use of an Agricultural Building, not exceeding 150sqm in floor area, to flexible commercial use under Schedule 2, Part 3, Class R of the General Permitted Development Order (GPDO) (2015), as amended.
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.

The Local Highways Authority has been consulted on the above notification of change of use at Spring Gardens Nurseries, Washington. Spring Gardens is a D classified road subject to 30mph speed restrictions, approximately 70m west from the junction of Spring Gardens and Malthouse Lane, the route becomes a private access- not maintained by WSCC Highways.

The current use of the site is that of an Agricultural use, the notification seeks to inform that a portion of this Agricultural building will be changed to a flexible commercial use, for use as a gym.

The overall floor area to change use would measure approx. 108sqm.

Details of parking and turning have not been submitted in support of this notification and would be a useful inclusion, the LHA advises therefore that for 108sqm of flexible commercial use, a minimum of 5 parking spaces, at 1 space per 22sq, would be considered suitable. It appears that there may be space within the wider site to accommodate for this without resulting in parking within Spring Lane or obstructing other users. The Local Planning Authority may however wish to consider this from an amenity perspective.

Details pertaining to the frequency, size and number of classes that would be held at this location have not been provided and would be a useful inclusion, however it has been considered that the change of use from Agricultural to Class E would not be anticipated to cause a material change in vehicular use at the site over the potential of the current Agricultural use. Although it is considered that the nature of trips and types of vehicles would change, the frequency would likely not exceed that of the potential of the current use.

Jodie Wilkes
West Sussex County Council – Planning Services