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Sent: 05 March 2026 14:30:49 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Sophie.Moore" <Sophie.Moore@horsham.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DC/26/0214
Categories: Consultations

TO:	Horsham District Council (HDC) - The Local Planning Authority (LPA) Planning officer: Sophie Moore
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Hillybarn Farmhouse The Mount Ifield West Sussex RH11 0LF
SUBJECT:	DC/26/0214 - Prior Notification for Change of Use of an Agricultural Building to 5no. dwellinghouses (C3 Use Class).
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice/No Objection

- 1.1 The LHA has previously been consulted on this site under DC/22/1918, for what appears to be a very similar application, the LHA raised no highway safety or capacity concerns and understand that the application was previously permitted.
- 1.2 Under the 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 several 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.
- 1.3 This new application seeks prior approval for the change of use from agricultural use to class C3 use (residential). The site will utilise the existing access from Hillybarn Road/ The Mount, a D-classified road subject to 40 miles an hour speed restriction in this location. An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

- 1.4 Generally, the change of use from agricultural to residential dwelling would generate a reduction in material use at the site. The existing permitted/ historical 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.
- 1.5 The applicant has not demonstrated vehicular parking provision. The applicant should refer to the WSCC Car Parking Guidance in relation to expected parking leaves for this development. There appears to be adequate space on site for parking and turning to be accommodated.
- 1.6 Given the site's rural location, it is likely that residents would use a car as their primary mode of transport.
- 1.7 The applicant should consider including details of secure and covered cycle storage to make travelling around the local area more viable and sustainable. However, the roads connecting to larger urban areas tend to be relatively narrow and unlit, appealing more to experienced and confident cyclists.
- 1.8 In summary, the movements associated with agriculture have done so safely with no known highway safety issues, and C3 residential uses are considered less intensive. West Sussex County Council (WSCC), in its role as LHA, have therefore considered the proposal on that basis. 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.

Emma Avis (MCIHT) - Planner
County Highways (Development Management) - Planning Services

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