WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	Highways, WSCC
DATE:	01/04/2025
LOCATION:	Little Millfields, Horsham Road, Rowhook, RH12 3PZ
SUBJECT:	DC/25/0124 Prior Notification for Change of Use of former stable building to 1no. dwellinghouse with associated replacement wall cladding, roofing material, windows, doors and rainwater goods.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

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 of formal stable building to residential to form one dwelling. The site is located off Horsham Road, a C-classified road subject to a speed restriction of 40 mph in this location.

Generally, the change of use from agricultural/equestrian 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 current use.

An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded collisions within the vicinity of the existing access point on Horsham Road. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The WSCC Car Parking Demand Calculator indicated that a development of this size in this location would require two car parking spaces. Existing hardstanding is to be retained for the parking of cars, and this appears of suitable size to accommodate an appropriate amount of car parking and turning space. The LPA may wish to secure cycle parking provision if they deem it appropriate to do so.

In summary, the movements associated with agriculture/equestrian 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.

Kyran Schneider
West Sussex County Council – Planning Services