WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	08/08/2025
LOCATION:	Barn To The South of Bassells, Blackstone Lane, Blackstone, BN5 9TA
SUBJECT:	DC/25/1194 Prior Notification for change of use of an agricultural building to 2no. dwellinghouses (C3 Use Class).
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.

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.

The proposals seek prior approval for the change of use from agricultural building to two residential dwellings. The site is located on Blackstone Lane, a C-classified road subject to national speed limit.

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 WSCC Car Parking Demand Calculator indicated that a development of this size in this location would require four car parking spaces. There appears to be suitable space within the site for this parking demand to be accommodated, and for on-site turning to be achievable. The LPA may wish to secure details of car and cycle parking to be provided.

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. Consequently, no highway concerns would be raised.

Kyran Schneider
West Sussex County Council – Planning Services