WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	23 July 2025
LOCATION:	Swains Farmhouse Brighton Road Henfield BN5 9RP
SUBJECT:	DC/25/1039 Prior Notification for Change of Use of Agricultural Building to 8no. dwellinghouses.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above prior notification application (DC/25/1039) with regards to any highway safety or capacity concerns. The application is supported by a Planning Statement and associated plans

This proposal seeks prior approval for the change of use of agricultural building to 8nos. dwellings (Class C3). The site is located off A281 Brighton Road, via an unclassified road. The site was subject to many applications for similar schemes; the most recent one was for demolition of the agricultural building and erection of 4nos. residential dwellings (Class C3) for which no objection was raised from highway safety or capacity standpoint. The scheme proposes to provide 16 car parking spaces at 2 spaces per unit.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals once recorded injury caused due to driver error. Therefore, there is no evidence to suggest the existing access arrangement has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Under the current General Permitted Development Order, it is permitted development to change use from an agricultural to residential subject first to prior approval being granted. It is a matter for Horsham District Council to determine whether the prior approval is accepted. As part of the prior approval process there are several matters to be considered. This includes matters relating to highways and transport. GDPO 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. West Sussex County Council in its role as Local Highway Authority has therefore considered the proposal on that basis. The proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway objection is to be raised.

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West Sussex County Council – Planning Services