WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	1 October 2024
LOCATION:	The Barn, Capel Road, Rusper, West Sussex
SUBJECT:	DC/24/1070 Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3). More information received.
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.

This proposal is for the Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3). The site is located on Capel Road, a C-classified road subject to a speed restriction of 40 mph in this location.

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.

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 the potential of the current use.

There are no proposed changes to the existing point of access onto Capel Road. 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 site access. 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 parking demand calculator expects that a minimum of three car parking spaces would be required for a dwelling of this size and location. From inspection of mapping, there appears to be sufficient space within the site to accommodate this parking demand.

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. 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.

Liz Corcoran
West Sussex County Council – Planning Services