WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	Highways, WSCC
DATE:	14/01/2025
LOCATION:	Nightingale Farm, Sincox Lane, Shipley, RH13 8PT
SUBJECT:	DC/24/1971 Prior Notification for Change of Use of Agricultural Buildings to a No.8 dwellinghouses. (Amended description).
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.

This proposal seeks prior approval for the change of use of agricultural buildings to eight residential dwellings. The site is located on Sincox Lane, a C-classified road subject to national speed limit in this location. The LHA previously provided consultation advice for this site for similar application DC/22/1340, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application.

Generally, the change of use from agricultural 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 injury accidents within the vicinity of the existing access point on Sincox Lane. 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 16 car parking spaces. From inspection of the plans, 16 car parking spaces have been demonstrated, and on-site turning arrangements also appear achievable.

The applicant has also not demonstrated cycle parking provision. However, the LHA acknowledge the rural location of the site, whereby cycling may not be a viable option. If the LPA believes cycle parking is justifiable, the applicant should demonstrate this in the form of covered and lockable cycle storage.

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.

Kyran Schneider
West Sussex County Council – Planning Services