WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	30 July 2025
LOCATION:	Brookside Farm, Dagbrook Lane, Henfield, BN5 9SH
SUBJECT:	DC/25/1147 Prior Notification for Change of Use of an Agricultural Building to 3no dwellinghouses (C3 Use Class).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

Summary/ History

West Sussex County Council was previously consulted on Highway Matters for this location under several planning applications, of which the most recent is planning application no. DC/24/1558 which sought for the Demolition of 2no. Agricultural Buildings and erection of 2no. dwellings. This application is currently live.

Prior to that and also relevant, DC/22/1036 sought Prior Notification for Change of Use of agricultural building to residential (Use Class C3) to form 3no dwellinghouses. No highway objections were raised and this application was granted prior approval.

The proposal now submitted has been outlined within the planning statement as essentially a resubmission of DC/22/1036.

The site is located on Dagbrook Lane which is a privately maintained road and accessed via Dagbrook Lane and Broardmere Common, which is also maintained as a Public Right of Way (PROW), footpath 2574 & 2575. The site is also situated in a close proximity to PROW bridleway no 3513, to the west.

Comments

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, including those 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.

Access

The private road adjoins the maintained highway network approximately 865m from the site, at an established access point with Shoreham Road which is an 'A' classified road subject to a 40 mph speed restriction at this point. Visibility at the junction with Shoreham Road appears to be restricted. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years however, reveals that there have been no recorded injury accidents at the access point with Shoreham Road. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking

The WSCC Car Parking Demand Calculator indicates that the proposed development would require at least three car parking spaces. The plans have demonstrated this parking provision within the associated proposed site plan. It would also appear that there is sufficient space within the site to accommodate a turn manoeuvre to allow vehicles egress onto Dagbrook Lane in a forward gear.

Conclusion

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.

The LPA may also wish to consult with the relevant PROW officer for this location and the WSCC Water and Access Manager.

Jodie Wilkes
West Sussex County Council – Planning Services