

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	11 June 2026
LOCATION:	Henfield Lodge Brighton Road Henfield
SUBJECT:	DC/26/0806 Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following 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. 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 site is located off Brighton Road, an A-classified road subject to 50mph speed limit restrictions.

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 current permitted use.

The WSCC Car Parking Demand Calculator indicated that a development of this size in this location would require three car parking spaces. From inspection of the plans, three adequate spaces have been provided. Secure and covered cycle parking has not been included within the design, however due to the nature of the adjoining highway, may not be a desirable means of travel for all users. The LPA may wish to secure the parking and a cycle parking provision to be provided, via planning condition, if they deem appropriate.

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.

Jodie Wilkes
West Sussex County Council – Planning Services