West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 28 October 2026

FAO: Jacques Burrowes

From: WSCC - Highways Authority

LPA Reference: DC/26/1515

Location: Normans, East Street, Rusper, RH12 4RD

Proposal: Prior Notification for the Change of Use of an agricultural barn to form a 2 bed dwellinghouse.

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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed prior approval for the change of use of agricultural building to residential to form a two-bedroom dwelling (C3 Use). The site is located off East Street, a C-classified road subject to a speed restriction of 40 mph in this location.

For context, the LHA was previously consulted regarding highway matters for this site for application DC/24/0237 (*Prior Notification for Change of Use of an Agricultural Building to a single dwellinghouse*), of which no highway safety or capacity concerns were raised. The LPA refused the application on grounds unrelated to highways.

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 could 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.

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 attributed to road layout within the vicinity of the access point on East Street. 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 indicates that the proposed development would require at least two car parking spaces. Parking provision has not been demonstrated, although the Planning Statement states that there is sufficient space for two parking spaces to be provided within the site.

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 (Highways)