WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	24/05/2024
LOCATION:	Barn To The East of Stane Street, Dedisham Farm, Guildford Road, Slinfold, RH13 0RA
SUBJECT:	DC/24/0666 Prior Notification for the Change of Use of an Agricultural Building to flexible commercial use.
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.

This application seeks prior approval for the proposed change of use of of agricultural building to flexible use for storage purposes. The site is located on Stane Street, an A-classified road subject to national speed limit in this location.

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 existing building is currently used for agricultural purposes, and the Planning Statement states that the applicant proposes to utilise the building for storage. The LHA would not anticipate that such a change of use would result in a material intensification of movements to or from the site.

From inspection of WSCC mapping, there are no apparent visibility issues with the existing access point on Stane Street. 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 attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

From inspection of WSCC mapping, there appears to be sufficient space within the site for appropriate parking provision to be accommodated. There is also space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear.

In summary, the prior approval is considered acceptable in highway terms.

Kyran Schneider
West Sussex County Council – Planning Services