WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC - Highways Authority
DATE:	4 March 2024
LOCATION:	Upper Chancton Farm Hole Street Wiston West Sussex
SUBJECT:	DC/24/0219 Prior Notification for Change of Use of 2No. Agricultural Buildings to 5No. dwellinghouses
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above prior notification application, with regards to any highway safety or capacity concerns. The application is supported by way of a covering letter.

The application site is 'Upper Chancton Farm' which forms part of the wider Wiston Estate. The application relates to change of use of existing agricultural buildings and the land within their curtilage into 5 dwellinghouses (Use Class C3).

Under the current General Permitted Development Order (GPDO), it is considered that the proposal is permitted development subject first to prior approval being granted. As part of the prior approval process, there are several 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 near the site.

The site is accessed from Hole Street, via a private access road. Hole Street is a two-way single carriageway 'C' classified road subject to 40 miles per hour speed restriction. Visibility splays along both sides of the road are good, for the posted speed limit. An inspection of data supplied to WSCC by Sussex Police over a period of last five years reveals that there has been no incident immediately near to site access, which indicates the site access has been operating in a safe manner in its current form.

The proposal includes the provision of parking within site. It is understandable given the rural setting of the site residents / visitors would largely rely on private vehicular use, with limited opportunities for sustainable travel / public transport.

The previous use of the buildings for agricultural purposes could have generated a greater number of trips and attracted larger vehicles compared to the proposed residential use. Therefore, the proposed use is not expected to cause a material impact on the operation of the local highway network. The prior approval is therefore considered acceptable in highway terms.

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West Sussex County Council – Planning Services