WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	Highways, WSCC
DATE:	28/05/2024
LOCATION:	Woodhouse Farm, Wheatsheaf Road, Woodmancote, BN5 9BA
SUBJECT:	DC/24/0704 Prior Notification for Change of Use of Agricultural Building to 3No dwellinghouses (Class C3).
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.

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.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application DC/23/1005, raising no objections. The Local Planning Authority (LPA) permitted the application.

This proposal seeks prior approval for the change of use from agricultural building to three residential dwellings. The site is located off Wheatsheaf Road, a B-classified road subject to national speed limit in this location. Public Footpaths 2538 and 2536 link the maintained highway to the application site.

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 within the vicinity of the existing access point onto Wheatsheaf Road. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Generally, the change of use from agricultural to residential 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 current use.

The WSCC Car Parking Demand Calculator indicated that a development of this size in this location would require six car parking spaces. The plans demonstrate parking provision in accordance with this demand. There also appears to be sufficient space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear. The proposed garages could be utilised for secure storage of bicycles.

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