

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	13/05/2026
LOCATION:	Raidons, Nutbourne Lane, Nutbourne, RH20 2HS
SUBJECT:	DC/26/0644 Prior Notification for Change of Use of an Agricultural Building to 1no dwellinghouse (C3 Use Class).
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 change of use from agricultural building to residential to form a one-bedroom dwelling (C3 Use). The site is located on Nutbourne Lane, a C-classified road subject to national speed limit in this location.

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 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 potential of the current use.

From inspection of local mapping, there are no apparent visibility issues at the existing accesses onto Nutbourne Lane and Gay Street Lane. 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 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.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. From inspection of the plans, there appears to be sufficient space within the site for this to be accommodated. There is also space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear.

The applicant has not provided details of cycle parking provision. However, the LHA acknowledge the rural location and as such, cycling may not always be a viable option. If the Planning Authority believes cycle parking is justifiable, the applicant should demonstrate this in the form of covered and lockable cycle storage.

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

Kyran Schneider
West Sussex County Council – Planning Services