

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	16 June 2026
LOCATION:	Hole Street Farmhouse, Hole Street, Wiston, West Sussex BN44 3DH
SUBJECT:	DC/26/0796 Prior Notification for change of use of agricultural building to 4 no dwellinghouses.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application seeks prior approval for the change of use of Agricultural Building to form four dwellinghouses. The site is located on Hole Street, a C-classified road subject to a speed restriction of 40 mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Agricultural to 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 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.

The WSCC Car Parking Demand Calculator indicates that four dwellings of this size in this location would require a minimum 9 parking spaces. No vehicular parking has been outlined within the associated plans and therefore may require vehicles to park in adjoining land- outside of the property red edge. From observation of local mapping, it appears that sufficient space exists within the wider site for parking to be accommodated without overspilling onto the publicly maintained highway. Alongside the previous 5 dwelling application, the WSCC Highways Officer supported the inclusion of a parking provision at this location- noting the reduced options for sustainable transport within proximity to the site.

The LPA may therefore wish to consider a condition securing parking provisions alongside any approval of this application.

The applicant has not provided details of cycle parking provision. Although the site and surrounding areas do not benefit from an established local cycle network, the low speeds in the area enable cycling to be a viable alternative for some journeys. The main roads connecting Hole Street to the larger urban centres tend to be rural and unlit, appealing more to experienced and confident cyclists. The LPA may wish to consider whether a cycle parking condition would be justified within this location.

In summary, the movements associated with Agricultural use have done so safely with no known safety highway 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. The prior approval is therefore considered acceptable in highway terms.

Jodie Wilkes
West Sussex County Council – Planning Services