West Sussex County Council - Planning Consultation Response

To: Horsham District Council
FAO: Sam Nye
From: WSCC - Highways Authority

Date: 19 November 2026

LPA Reference: DC/26/1672
Location: The Stables
Park Farm
Wheatsheaf Road
Henfield
BN5 9BA
Proposal: Prior Notification for Change of Use of Agricultural Building to 2no. dwellinghouses with single-storey extension.

Date of Site Visit: N/A
Recommendation: Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks prior approval for the change of use of Agricultural Building to 2 no. dwellinghouses with single-storey extension. The site is located off Wheatsheaf Road, by an access track which is also maintained as a PROW- Footpath HEN/2538/1.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Agricultural use 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 may 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 2 dwellings of this size in this location would require six car parking spaces. No vehicular parking spaces have been demonstrated although a large courtyard area is present to the south of the building. There appears space within the this area for parking and turning to be accommodated, it is not anticipated that overspill would occur within the publicly maintained highway in this location, it should also be noted that public access should be retained along the full length and width of the PROW at all times and should not become obstructed.

The applicant has not provided details of a secure and covered cycle parking provision. The LHA is mindful of the property location as being more rural and remote of shops and amenities, therefore the LPA should consider whether cycle parking would be a justifiable request in this location.

In summary, the movements associated with agricultural use have done so safely with no known highway's safety 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 (Highways)