WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: William Omoma
FROM:	WSCC - Highways Authority
DATE:	14 December 2023
LOCATION:	Aglands Farm, Picts Lane, Cowfold, RH13 8AN
SUBJECT:	DC/23/2187 Prior Notification application for a proposed change of use of part of an agricultural building to a flexible commercial use within the provisions of Class R
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.

This application seeks prior approval for the proposed change of use of part of agricultural building to flexible commercial use. The site is located on Picts Lane, an unclassified road subject to national speed limit.

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.

The existing building is currently used for agricultural purposes, and the Planning Statement states that the applicant proposes to utilise part building for commercial storage. The LHA would not anticipate that such a change of use would result in a significant material intensification of movements to or from the site.

From inspection of local mapping, there are no apparent visibility issues at the existing access point on Picts 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 injury accidents attributed to road layout 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.

From inspection of the plans, there appears to be sufficient space within the site for appropriate parking provision to be accommodated. There is also space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear.

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

Kyran Schneider
West Sussex County Council – Planning Services