

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	Highways, WSCC
DATE:	23/12/2024
LOCATION:	Pollards Farm, Ditchling Common, Ditchling, RH15 0SE
SUBJECT:	DM/24/3054 Prior approval is sought for a change of use of the barn to a 4-bedroom house (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.

This application seeks prior approval for the change of use from agricultural building to four-bedroom residential dwelling (C3 Use). For context, WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application DM/22/0797, raising no highway safety concerns. The Local Planning Authority (LPA) approved the application.

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.

The site is accessed via the B2112, which is located in East Sussex. The planning authority is advised to consult East Sussex County Council, as the Local Highway Authority, regarding the access and visibility arrangements. Notwithstanding this, generally the change of use from agricultural to residential dwellings 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 a development of this size in this location would require at least three car parking spaces. There appears to be sufficient space within the site for this to be accommodated. The LHA advises the inclusion of a condition securing vehicular parking. 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. Cycling is a viable option in the area and the applicant is advised to demonstrate covered and lockable cycle storage, in accordance with WSCC Parking Standards (two cycle spaces).

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. The prior approval is therefore considered acceptable in highway terms.

Kyran Schneider
West Sussex County Council – Planning Services