

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	WSCC – Highways Authority
DATE:	9 October 2025
LOCATION:	Pilgrims Farm Stairbridge Lane Haywards Heath RH17 5PA
SUBJECT:	DM/25/2400 Change of use of two agricultural buildings to residential use (C3) to form 3no. 3 bedroom dwellings and 2no. 2 bedroom dwellings.
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.

This application is for prior approval to change use of two agricultural buildings to provide 5 residential dwellings (3 x 3bed and 2 x 2-bed dwellings). The site is located on Stairbridge Lane, an un-classified road subject to national speed limit.

This application is an identical submission to previously approved DM/22/2494, which has not been implemented.

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 several 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 a private vehicle crossover access, leading to the two barn buildings that are to be converted to residential units. There is no change proposed to the existing access arrangements. WSCC maps indicate adequate visibility along both sides of Stairbridge Lane at the site access, for the posted speed limit.

An inspection of collision data supplied to WSCC by Sussex Police over a period of past five years reveals there have been no recorded injury accidents 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.

With regards to trip generation, the change of use from agricultural to residential use is anticipated to generate fewer vehicle movements at the site access than the existing use. The planning statement indicates that parking will be provided within the existing hardstanding area, with sufficient space for at least two vehicles per dwelling. This has not been demonstrated on a plan, and therefore the LPA may wish to secure this via condition if appropriate in addition to secure and covered cycle storage.

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. Consequently, no highway concerns would be raised.

Nicola Elliott
West Sussex County Council – Planning Services