

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Hannah Darley
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	9 January 2026
<b>LOCATION:</b>	Holdes Bilsborough Furners Lane Henfield BN5 9HX
<b>SUBJECT:</b>	DC/25/1968 Conversion and extension of existing stable building into two bedroom dwelling with use of existing hay barn as car port.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application is for the conversion and extension of existing stable building into two bedroom dwelling with use of existing hay barn as car port. The site is located on Furners Lane, a privately maintained road in this location, as such these comments are considered advice only. Furners Lane becomes publicly maintained highway approximately 1km to the west of the site.

The proposal to convert the existing stable building to a dwelling is not anticipated to result in a highway safety concern or material intensification of use of the existing point at which Furners Lane becomes publicly maintained highway. The proposed dwelling will be provided with sufficient parking and turning space on site.

A new access onto Furners Lane is proposed to serve the dwelling – the applicant is advised to seek permission from the proprietor of the private road prior to carrying out the site access works.

The site is located within the countryside and as such, it is anticipated that residents of the proposed dwelling would be reliant upon the private car in this location. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

### Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

### *Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Nicola Elliott**  
**West Sussex County Council – Planning Services**