

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC – Highways Authority
DATE:	29 October 2025
LOCATION:	Land West of Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA
SUBJECT:	DC/25/1371 Use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of stable building and formation of hardstanding (retrospective). Associated landscape works including planting of native hedges and removal of hardstanding and american barn Amended plans and description have been received for this proposal.
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.

Background

The proposal seeks retrospective permission for the continuous use of land for the stationing of 2 static caravans for residential purposes and associated day rooms with associated landscape works. The site is located on Pickhurst Lane, a D class road subject to national speed limit restrictions at this point.

The LHA previously provided comments for this proposal on 24/09/2025, there have since been several alterations to the internal layout, including the removal of hardstanding and concrete base and removal of internal accessway along the western site boundary.

Revised plans

The access to the publicly maintained highway appears the same as that previously commented upon by the LHA. For details relating to access, parking, cycle parking, sustainability, refuse collection and capacity, please refer to the previous highways report sent 24/09/2025.

The internal access routes have now changed to remove access along the western boundary to what was the barn. All vehicles will instead travel east once inside the site to access the static caravans along the eastern property boundary. The revised routes as shown appear to be workable.

The plans now also clearly show an access to the neighbouring field to the north east. This access route runs along the northern boundary from the highway access and is gated. It is unclear what the use will be for the neighbouring field; however, any proposed changes may be subject to a separate planning application to assess any impact of the additional movements on the highway at this point- via the new access.

The LHA is mindful that this aspect of the proposal is outside the red edge of the property boundary and therefore is not considered alongside this application.

Conclusion

The Local Highway Authority does not consider that the 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 Local Planning Authority is minded to grant planning consent the following conditions and informative notes would be advised:

Access (Details approved)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved site plans.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Jodie Wilkes

West Sussex County Council – Planning Services