

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	11/08/2026
LOCATION:	Hopeland, Polecat Lane, Copsale, RH13 6QR
SUBJECT:	DC/26/1036 Conversion of stable barn to a self build dwelling with vehicle access, car parking and landscaping.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed conversion of stable barn to self-build dwelling with associated vehicle access, car parking and landscaping. The site is located on Polecat Lane, an unclassified road subject to national speed limit.

An existing field gate access is to be utilised for this development, with this existing access being formalised by means of a vehicle crossover. The applicant will need to obtain a licence from WSCC to undertake the proposed access works – a relevant informative note is attached below. Visibility splays of 2.4m x 50m have been demonstrated in both directions for the existing access point, and this would be considered sufficient for the anticipated road speeds in this location.

Regarding parking, the plans demonstrate off-street parking provision for two cars, which would be considered sufficient for a dwelling of this size and location under WSCC Parking Standards. On-site turning appears achievable within the site, allowing cars to exit in a forward gear.

The site is situated in a rural location that lacks access to services and amenities within the immediate vicinity of the site. In addition, Polecat Lane lacks formal footways and street lighting, so some residents may have a reliance on the private car. For those more able, Southwater is within cycle distance, and public rights of way do link Southwater to the application site, providing viable walking routes. The LHA would request that secure and covered cycle parking be provided to promote sustainable travel.

In summary, 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 and informative should be applied:

Condition
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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<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/>

Kyran Schneider
West Sussex County Council – Planning Services