

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	27/02/2026
LOCATION:	1 Pathfield Cottages, Cross Lane, Barns Green, RH13 0QF
SUBJECT:	DC/26/0103 Erection of a two storey dwelling.
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 erection of a two-storey dwelling. The site is located on Cross Lane, an unclassified road subject to a speed restriction of 40 mph in this location.

The proposed dwelling will make use of the existing vehicle access point, with the existing dwelling also being provided with access from Cross Lane. From inspection of local mapping, there are no apparent visibility concerns with the existing and proposed points of access on Cross Lane. The proposed access points should be formalised by means of a vehicle crossover – these works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

Both the existing and proposed dwelling will be provided with off-street parking fronting the properties. I note that the WSCC Car Parking Demand Calculator indicates that a three-bedroom dwelling in this location would require three car parking spaces, so any overspill parking would have to be accommodated on-street. The LHA does not anticipate that the shortfall in parking would give rise to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated approximately 750m southeast of Barns Green Village, which provides some local services and amenities within walking/cycle distance of the site. Cycling is a viable option for local trips, and the LHA would request that secure and covered cycle parking provision be provided for the proposed dwelling, 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 conditions and informative should be applied:

Conditions

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 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