# West Sussex County Council - Planning Consultation Response

**To:** Horsham District Council

Date: 6 October 2026

**FAO:** Daniel Holmes

**From:** WSCC - Highways Authority

**LPA Reference:** DC/26/1408

**Location:** Land Parcel 520329 137805, Capel Road, Rusper, West Sussex

**Proposal:** Change of Use of an agricultural building to a dwellinghouse (Use Class C3) and associated external alterations, including the installation of windows and doors.

**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 seeks the change of use of an agricultural building to a dwellinghouse (Use Class C3) and associated external alterations, including the installation of windows and doors. The site is located on Capel Road, a C-classified road subject to a speed restriction of 40 mph in this location.

The LHA previously provided consultation advice for this site for application DC/24/1070, raising no highway safety concerns.

No alterations are proposed to the to the existing access arrangements. An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded collisions within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Generally, the change of use from agricultural to residential dwelling would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of the potential of the current use.

No details of car parking have been provided. A minimum of three car parking spaces would be required for a dwelling of this size and location under WSCC Parking Standards. From inspection of mapping, there appears to be sufficient space within the site to accommodate this parking demand and allow on-site turning. The LHA advise the LPA that details of parking can be secured via the suitably worded condition provided.

The site is situated in a rural area that lacks access to immediate services, amenities, and public transport links. Capel Road lacks footways and street lighting – as such, residents may have a reliance on the private car. Cycling is an option for confident cyclists. No details have been provided regarding cycle parking, and the LPA may wish to secure cycle parking to promote sustainable transport options

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 (in line with TR6 paragraph 4) 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:

*Car parking space (details required)*
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

**Liz Corcoran**
**West Sussex County Council – Planning Services (Highways)**