

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	22/01/2026
LOCATION:	Rose Cottage, Bakers Lane, Shipley, RH13 8GF
SUBJECT:	DC/25/2028 Change of use of residential land to allow for the siting of a shepherd's hut, sauna and hot tub for commercial holiday lets, together with associated landscaping.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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 land to allow for the siting of a shepherd's hut, sauna and hot tub for commercial holiday lets. The site is located on Bakers Lane, an unclassified road subject to national speed limit.

The existing vehicle access point on Bakers Lane will be utilised for this development. From inspection of local mapping, visibility appears suitable for the anticipated road speeds in this location. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

Provision for one car parking space is proposed, and this would be considered suitable for a development of this size. The LPA may wish to secure cycle parking provision if they deem it appropriate to do so, to promote sustainable travel in the local area for visitors.

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.

Kyran Schneider
West Sussex County Council – Planning Services