

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	WSCC – Highways Authority
DATE:	9 April 2026
LOCATION:	Oakridge House, The Street, Thakeham, West Sussex, RH20 3EP
SUBJECT:	DC/26/0514 Conversion of existing barn to form 1no. detached self-build dwelling and associated works.
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 is for the conversion of existing barn to form 1no. detached self-build dwelling and associated works. The site is located off Coolham Road, a B-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/24/1711, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

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

The applicant proposes two car parking spaces for this development. The WSCC Car Parking Demand Calculator indicated that a development of this size and location would require two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, there is sufficient space for parking provision and on-site turning appears achievable. No details have been provided regarding cycle parking; the LPA may wish to secure cycle parking via a suitably worded condition.

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 should be applied:

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

Liz Corcoran
West Sussex County Council – Planning Services