

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	14 April 2026
LOCATION:	Helford Barn, Sincox Lane, Shipley, Horsham, West Sussex, RH13 8PT
SUBJECT:	DC/26/0451 Outline Application for the erection of two dwellings following demolition of existing storage building with all matters reserved except access.
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 outline application with all matters reserved except access seeks the erection of two dwellings following demolition of existing storage. The site is located off Sincox Lane, a C-classified road subject to national speed limit.

There are no proposed changes to the existing access onto Sincox Lane, which is via a shared access with a residential dwelling. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access. In addition, the proposals would not be anticipated to give rise to a significant material intensification of use of this existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Whilst approval is only being sought on matters relating to access, the applicant has submitted an indicative site plan, suggesting a driveway with three car parking spaces for each dwelling. This would be in accordance with WSCC Parking Standards for a development of this size and location, and full details of proposed car and cycle parking provision would be expected at reserved matters stage. On-site turning appears achievable, allowing cars to exit in a forward gear.

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.

Liz Corcoran
West Sussex County Council – Planning Services