WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	Highways, WSCC
DATE:	16/09/2025
LOCATION:	Palaceland Farm, Hooklands Lane, Shipley, RH13 8PX
SUBJECT:	DC/25/1153 Demolition of existing agricultural barn and construction of a holiday let accommodation (Class C1). Following previous extant approval DC/23/0589.
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 demolition of an existing agricultural barn and construction of a holiday let accommodation (Class C1). The site is located on Hooklands Lane, an unclassified road subject to national speed limit in this location.

No alterations are proposed to the existing vehicular access point on Hooklands Lane. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Hooklands Lane. In addition, the proposals are not anticipated to give rise to a material intensification of use of the existing access point.

Two car parking spaces are proposed, which would be considered suitable parking provision for a holiday let of this size. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

No details of cycle parking provision have been provided, although the LHA acknowledge the rural site location whereby cycling may not be a viable option. If the LPA believes cycle parking is justifiable, the applicant should demonstrate this in the form of covered and lockable cycle storage.

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