

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	16 June 2026
LOCATION:	Town Barn, Dragons Green Road, Shipley
SUBJECT:	DC/26/0766 Erection of 1no. self-build dwelling and conversion of existing barn to form home office. Construction of associated driveway.
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 proposal is for the erection of 1no. self-build dwelling and conversion of existing barn to form home office. Construction of associated driveway. The site is located on Dragons Green Road, an unclassified road subject to national speed limit.

No alterations are proposed to the existing access. From inspection of local mapping, the existing field access appears to have been unused for some time. If the applicant needs to improve this access, then these access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

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

As this application is for a single dwelling only, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The applicant proposes three car parking spaces for this development on the proposed driveway. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking area is suitably sized and on-site turning appears achievable. No details regarding cycle parking have been provided, the LPA may wish to secure cycle parking provision if they deem it necessary.

The site is situated in a rural area that lacks access to immediate services, amenities, and public transport links. The nearest town is Horsham, approximately 7.5km north-east of the site. In addition, Dragons Green Road lacks footways and street lighting – as such, residents may have a reliance on the private car.

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