

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Lucy Green
FROM:	Highways, WSCC
DATE:	18/08/2026
LOCATION:	Pinewood, Woodland Lane, Colgate, RH13 6HU
SUBJECT:	DC/26/1061 Demolition of existing dwelling. Construction of replacement (self-build) dwelling with associated car parking and landscaping.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing dwelling and construction of a replacement self-build dwelling with associated car parking and landscaping. The site is located on Woodland Lane, a privately maintained road – as such, these comments should be considered as advice only.

Vehicular access arrangements will remain as existing from Woodlands Lane. As the proposals are for a replacement dwelling only, the LHA does not anticipate that the proposed development would give rise to a material intensification of use.

Regarding parking, a proposed drive with provision for three car parking spaces has been demonstrated in the plans, and this would be considered sufficient for a dwelling of this size and location under WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site 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.

Kyran Schneider
West Sussex County Council – Planning Services