

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	18/08/2026
LOCATION:	18 Croft Way, Horsham, RH12 2AS
SUBJECT:	DC/26/1123 Variation of Condition 3 of previously approved application reference DC/24/1837 (Retrospective erection of a single storey garden office building at the rear of the property) to allow business use as a pilates studio.
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 Variation of Condition 3 of previously approved application DC/24/1837, to allow for the use of a single-storey garden office building for business use as a pilates studio. The site is located on Croft Way, an unclassified road subject to a speed restriction of 30 mph.

Details of the proposed business use are included in the submitted Application Form, with the proposed pilates studio hosting 1-2 people at a time, four days per week for 2-3 hours. Given the small-scale nature of the proposals, the LHA would not consider this to be a significant material intensification of use. The site benefits from ample off-street parking to accommodate visitors. The site is also well accessible on foot, by bicycle and by public transport.

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