

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	Highways, WSCC
DATE:	27/08/2026
LOCATION:	Smithers Farm, Guildford Road, Rudgwick, RH12 3BX
SUBJECT:	DC/26/1189 Variation of Conditions 1 and 9 of previously approved application DC/19/1787 (Erection of two detached buildings for office and workshop use) relating to plans and materials.
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 Conditions 1 and 9 of approved application DC/19/1787 (*Erection of two detached buildings for office and workshop use*), to allow for changes relating to the plans and materials. For context, the LHA was a consultee for application DC/19/1787, raising no highway safety or capacity concerns.

From inspection of the plans, the two approved buildings originally comprising four workshop/office units each now appear to provide one individual unit per building. Slight amendments to the approved vehicle parking layout are also proposed for this application. No highway safety or capacity concerns would be raised to these changes.

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