

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	27/02/2026
LOCATION:	Spring Farm, Woodland Lane, Colgate, RH13 6HU
SUBJECT:	DC/25/1617 Change of use of part of the land to be incorporated into the dwelling land, erection of single storey domestic outbuilding and creation of access track.
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 change of use of part of the land to be incorporated into the dwelling land, and erection of a single storey domestic outbuilding with access track. The site is located on Woodland Lane, a privately maintained road – as such, these comments should be considered as advice only.

No alterations are proposed to the existing vehicle access arrangement from Woodland Lane. A proposed internal access track will link the proposed outbuilding to the existing internal access drive. The proposed outbuilding will be used for the storage of domestic machinery, household goods and privately owned vehicles, so it would not be anticipated to give rise to a material intensification of use. The plans also exhibit suitable space for the access and turning of vehicles.

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