West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 22 October 2026

FAO: Daniel Holmes

From: WSCC - Highways Authority

LPA Reference: DC/26/1444

Location: Old Springfield Farm, Springfield Lane, Colgate, RH12 4TA

Proposal: Permission in Principle for the demolition of existing piggery and erection of a single dwelling and associated development.

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 permission in principle for the proposed demolition of existing piggery building and erection of a single dwelling. The site is located on Springfield Lane, a privately maintained road – as such, these comments should be considered as advice only. I note that Springfield Lane is also maintained as Public Footpath no. COL-1699, so the LPA may wish to consult WSCC Public Rights of Way (PROW) for comments also.

The indicative plans suggest that a new vehicle access point is proposed on Springfield Lane. The applicant will need to obtain formal approval from the road's proprietor to undertake the proposed access works. WSCC PROW should also be consulted for comments on the proposed access affecting the existing PROW.

The indicative plans demonstrate a proposed shingle driveway with provision for two car parking spaces. An indicative demonstration of on-site turning has been demonstrated, which is accepted in principle. Parking spaces should meet Manual for Streets (MfS) specifications of at least 2.4m x 4.8m – the demonstrated parking spaces fall slightly short of this, though this can be corrected at Technical Details Consent Stage.

As per the application type, details have not been provided in regards to dwelling size (number of bedrooms). At Technical Details Consent stage, the LHA would expect details to be provided demonstrating the confirmed vehicle access arrangements and sufficient space for parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services (Highways)