

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	Highways, WSCC
DATE:	19/12/2025
LOCATION:	Land Adj To Tyler House, Cross Colwood Lane, Bolney, RH17 5RX
SUBJECT:	DM/25/2970 Change of use from an existing holiday let to a dwellinghouse.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the change of use from an existing holiday let to dwellinghouse. The site is located on Cross Colwood Lane, an unclassified road subject to national speed limit in this location.

The existing vehicular access point on Cross Colwood Lane is to be utilised, with no alterations to this arrangement proposed. The LHA would not anticipate that the change of use from holiday let to residential dwelling would give rise to a material intensification of use of the existing access point.

Four car parking spaces are to be retained, and this would be considered suitable car parking provision for a dwelling of this size and location under WSCC Parking Standards. On-site turning appears achievable, allow cars to exit the site in a forward gear. Provision for the parking of bicycles is also to be retained.

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