

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	23 January 2026
LOCATION:	40 Newland Road Steyning BN44 3JJ
SUBJECT:	DC/25/2072 Erection of 1no. single storey dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is for the erection of 1no. single storey dwelling on garden land at 40 Newland Road Steyning. Newland Road is a D class road subject to 20mph speed restrictions. The property would be accessed for pedestrians along Manor Road, a D class residential road subject to 30mph speed restrictions.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents within proximity of the proposed site along either Manor Road or Newland Road. There is no evidence to suggest that the junction is operating unsafely, or that the proposed additional dwelling would exacerbate an existing safety concern.

A one-bedroom property in this location would generate the requirement for 2 parking spaces. The proposed dwelling is not awarded a designated off-street parking provision; therefore, any parking requirement would be required to be accommodated on street. The proposals also do not incur a reduction of parking for the host dwelling as this would also appear to operate with no off-street parking provision. On-street parking is an existing practise in this location, the LHA is unaware of any existing parking stress within this location, the LPA may wish to consider the matter however from an amenity perspective.

The LHA does not consider that this proposal would provide a material increase in vehicular movements over that of the existing properties on Manor Road and Newland Road or that it would generate any concerns regarding capacity.

A Construction Management Plan is advised to be sealed alongside any approval of this proposal due to the restricted site boundary and proximity to the Manor Road- Newland Road junction.

The Local Highway Authority does not consider that the proposal for 1 dwelling 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.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes
West Sussex County Council – Planning Services