

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	Highways, WSCC
DATE:	09/01/2026
LOCATION:	Winstons Farm, Muttons Lane, Ashington, RH20 3AL
SUBJECT:	DC/25/2104 Permission in Principle for the demolition of existing stables building and erection of a single dwelling on the footprint.
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 Permission in Principle for the demolition of existing stables building and erection of a single dwelling. The site is located on Muttons Lane, an unclassified road subject to national speed limit in this location.

For context, WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/25/0003 (*Permission in Principle for demolition of existing stables building and erection of a single dwelling on the footprint*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

The site is served by an existing vehicular access point on Muttons Lane. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Muttons Lane. The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years, and this shows that there have been no recorded collisions within the vicinity of the site. As such, there is no evidence to suggest that the access is operating unsafely, or that the proposals would exacerbate an existing safety concern.

No information has been provided regarding how many bedrooms will be provided within the proposed dwelling. At Technical Details Consent stage, the LHA would expect details to be provided regarding the scale of the proposed development (e.g. number of bedrooms), as well as demonstrating the proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with WSCC Guidance on Parking at New Developments. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods.

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