

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	10/08/2026
LOCATION:	Chancton Down, Horsham Road, Steyning, BN44 3AA
SUBJECT:	DC/26/1050 Demolition of cattery building. Construction of a (self-build) dwelling with detached garage / car port.
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 demolition of cattery building and construction of a self-build dwelling with detached garage/carport.

For context, the LHA was previously consulted regarding highway matters for this site for application DC/25/1994 (*Conversion of cattery building into 1no. dwelling*), of which no highway safety or capacity concerns were raised. The LPA permitted the application.

The current proposals will utilise the existing vehicle access point on Horsham Road. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Horsham Road. In addition, the proposals are not anticipated to give rise to a material intensification of use of the existing access point.

Regarding parking, the proposals include a detached garage/carport, providing three parking spaces. The proposed parking provision would be considered sufficient for a dwelling of this size and location under WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear. The proposed garage can be utilised for the secure storage of bicycles.

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