

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSSC – Highways Authority
DATE:	22 April 2026
LOCATION:	Land To The South of Lynwick Street, Rudgwick, Horsham, West Sussex, RH12 3DJ
SUBJECT:	DC/26/0509 Permission in Principle for the erection of 2 - 4 dwellings along with open space, landscaping, parking and access from Lynwick Street.
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.

This application seeks permission in principle (PIP) for the erection of 2 - 4 dwellings along with open space, landscaping, parking and access from Lynwick Street. The site is located on Lynwick Street, a C-classified road subject to a speed restriction of 30 mph.

For the current PIP application, the indicative plans show that the existing access on Lynwick Street is to be relocated to the west of its current location. The indicative plans demonstrate vehicular visibility splays of 2.4m x 43m in both directions at the proposed point of access on to Lynwick Street, in accordance with Manual for Streets (MfS) guidance for a 30-mph speed restriction.

The indicative plans show a circular internal access road, and each plot will be served by two car parking spaces and a garage with space for turning of vehicles. The applicant will need to provide confirmation at Technical Details Stage regarding the number of dwellings proposed, and dwelling size (i.e. number of bedrooms). Confirmation would also be expected for the vehicular access arrangements and that the site provides suitable off-street car and cycle parking provision in accordance with WSSC Parking Standards.

In summary, the LHA is limited in its ability to comment on an application for PIP. 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.

Liz Corcoran
West Sussex County Council – Planning Services