

Design & Access Statement to accompany an Outline Planning Application with All Matters Reserved

For the erection of a single dwelling house on land at Doves Place, Coxham Lane, Steyning

Planning Statement – additional to the Application DC/26/1324

The National Planning Policy Framework (NPPF) has recently been updated and the changes may materially affect the outcome of this Outline Planning Application.

The update published by the Government 17th August 2026 eases restrictions on building new homes in the gardens of existing houses in an effort to make the most effective use of land and this type of development (new houses in gardens) is among a list of new house building opportunities that should be ‘given substantial weight’ in Planning Decisions.

A Ministry of Housing, Communities and Local Government spokesperson has said ‘We have made changes which recognise that in many places, there is potential for more development, to support thriving neighbourhoods, improve access to jobs and services, and make the best use of land within our towns and cities.

end document
Rathbone Miller16 09 26