

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	30/09/2026
LOCATION:	Dormer House, School Lane, Steyning, BN44 3YH
SUBJECT:	DC/26/1214 Change of use from former school boarding house and residential flat (Use Classes C2 and C3) to a single dwelling (Use Class C3), replacement of windows, and alteration of ground floor bay to patio doors. (Full Application).
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 change of use from former school boarding house and residential flat, to a single residential dwelling with associated works. The site is located on School Lane, a privately maintained road – as such, these comments should be considered as advice only.

From inspection of the plans, no vehicular access is associated with this site, whilst pedestrian access arrangements will remain as existing. The LHA does not anticipate that the proposed change of use would give rise to a material intensification of use.

No vehicular parking is proposed, as per the existing arrangement. Consequently, any vehicle parking associated with the proposed dwelling would have to be accommodated on-street or within nearby paid-for provision. The LHA does not anticipate that the proposed nil car parking provision would give rise to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is located in a location the LHA considers sustainable, this being within walking/cycle distance of local services, amenities and public transport connections. The Planning Statement states that cycle parking is available on-site within an existing storage building.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services