

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	10/03/2026
LOCATION:	Land To The North of Warnham Lodge Farm, Mayes Lane, Warnham, RH12 3SG
SUBJECT:	DC/25/2100 Erection of a self-build dwelling with associated landscaping
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 erection of a self-build dwelling with associated landscaping. The site is located on Mayes Lanes, an unclassified road subject to national speed limit in this location.

The site is served by an existing vehicle access point on Mayes Lane. From inspection of local mapping, visibility appears suitable for the anticipated road speeds in this location. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of the existing access point.

Six car parking spaces have been demonstrated within the proposed parking area, with a further two available within the proposed outbuilding garage. This would be considered a suitable quantum of car parking provision for a dwelling of this size and location. On-site turning also appears achievable, allowing vehicles to exit the site in a forward gear.

The site is situated in a rural location, approximately 1.2km north of Warnham Village. The village would be considered within walking/cycle distance, though the lack of footways and street lighting may encourage trips via the private car instead. Cycling is a viable option for more experienced cyclists, and the proposed outbuilding appears to exhibit suitable space within the garage to store 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