

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	24 September 2026
LOCATION:	Doves Place, Coxham Lane, Steyning, BN44 3LG
SUBJECT:	DC/26/1324 Outline Application for the erection of a single dwelling with all matters reserved.
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 this outline application with all matters reserved for the erection of a single dwelling. The site is located off Coxham Lane, an unclassified road subject to a speed restriction of 30 mph.

Whilst all matters are reserved, the indicative plans suggest that vehicle and pedestrian access will be via the existing private access road. As the proposals are for a single dwelling only, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

Whilst layout is a reserved matter, the indicative site plan suggests that a double-bay garage for the existing building will be lost, although there does appear to be space left on the existing drive for at least one car. The plans suggest one car parking space and a single-bay garage will be provided for the proposed dwelling. Under WSCC Parking Standards, the LHA would expect a dwelling of this size and location to provide two parking spaces. Vehicle parking should be provided in accordance with WSCC Parking Standards, details of which can be assessed at Reserved Matters stage.

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.

Liz Corcoran
West Sussex County Council – Planning Services