West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 19th November 2026

FAO: Matthew Porter

From: WSCC - Highway Authority

LPA Reference: DISC/26/0371

Location: Land North of Glebe Farm,

and Kings Barn Lane,

Steyning,

West Sussex,

BN44 3YR

Proposal: Application for Approval of Details Reserved by Conditions 25 (Landscape and Ecological Management Plan), 26 (lighting design scheme), 28 (Public Right of Way), 32 (dwelling car parking), 33 (footway/cycle ways) and 34 (parking, turning, access facilities) to approved application DC/26/0325 (Removal of conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval DC/21/2233 (Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass. All matters reserved except for vehicular access from A283).

Date of Site Visit: N/A (desktop study undertaken for purposes of consideration of this DISC planning application)

Recommendation: More Information Required

This is the WSCC Highways response to the above planning application seeking approval of Details Reserved by Conditions 25 (Landscape and Ecological Management Plan), 26 (lighting design scheme), 28 (Public Right of Way), 32 (dwelling car parking), 33 (footway/cycle ways) and 34 (parking, turning, access facilities) to approved application DC/26/0325 (Removal of conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval DC/21/2233 (Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass. All matters reserved except for vehicular access from A283).

Comments below solely respond to the following highway-related conditions:

1. Condition 32 (dwelling car parking)
2. Condition 33 (footway/cycle ways)
3. Condition 34 (parking, turning and access facilities)

With regard to Condition 26 (lighting design scheme) – For lighting on roads and accesses intended for adoption as part of any S38 highways adoption scheme or S278

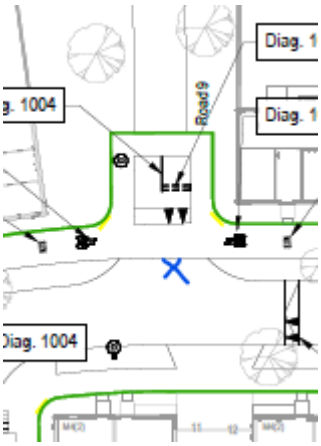
highways works scheme, this would be checked at those stages. Therefore, no comments in response to street lighting of roads, either intended for adoption or those roads already adopted, are made in this response.

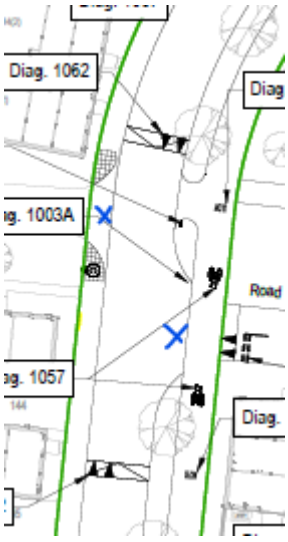
Response.

1. Condition 32 (dwelling car parking) – Plans correspond with previous plans submitted, so no highway objection raised.

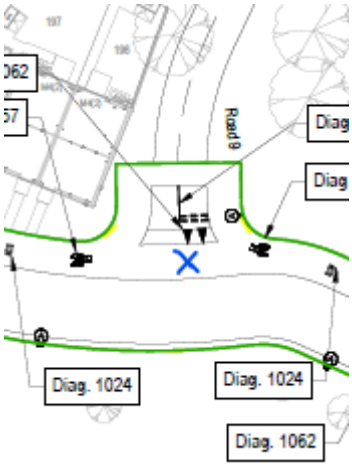
2. Condition 33 (footway/cycle ways) – For road safety reasons and to give priority to pedestrians and where applicable, cyclists, the following junctions should be amended to provide for dropped kerbs/crossover style junction arrangements without bellmouth kerbs:

The following two plans are taken from signing and lining plan 1 of 3:





The following plan is taken from signing and lining plan 3 of 3:



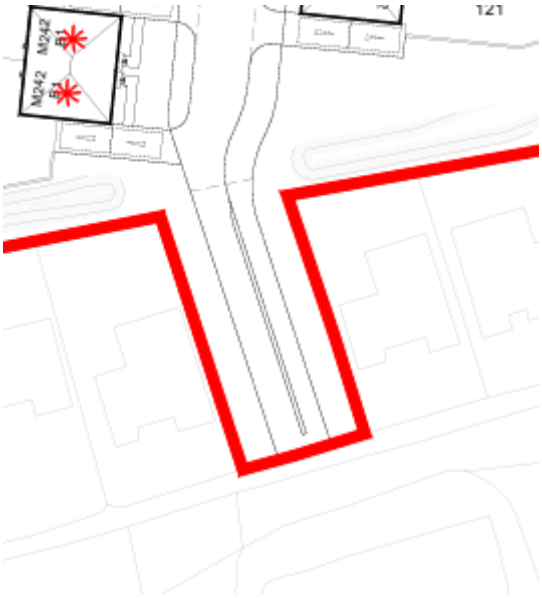
The following should also be changed to dropped kerbs (not bellmouths):



Final details of signing/lining etc. will be considered as part of S38/278 stages.

3. Condition 34 (parking, turning and access facilities) – While the comments above in this response respond to parking, accesses and turning facilities, a further plan

should be provided showing details of signing, lining and markings, plus any bollards or similar that might be proposed where the access meets the back edge of the highway for the emergency access onto Kings Barn Lane:



Please re-consult the Highway Authority when the requested information is available, at which time it will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services (Highways)