WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	WSCC – Highways Authority
DATE:	2 October 2025
LOCATION:	Wappingthorn Lodge Horsham Road Steyning BN44 3AA
SUBJECT:	DC/25/1002 Demolition of existing buildings, and construction of a detached dwelling. Amended plan received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under this application, to which no objections were raised. The applicant has submitted revised plans in support of the proposal.

From observation of the newly submitted plans, there appears no material change to the proposed access parking and turning over that previously commented upon by the LHA. It is not immediately clear what changes have been made to the plans; however, the most recent submission does now appear to include within its red edge, the access route along Wappingthorne Farm Lane, Footpath: STE/2596/4 and a section of Publicly Maintained Highway on the B2135.

The Local Planning Authority may wish to consult with the WSCC PROW teams regarding this proposal.

The applicant should also be advised that, although works have not been outlined to the Publicly Maintained Highway, a portion of Highway has now been included within the site red edge. It should be outlined if there are any works proposed within the highway at this point. Any works that are proposed within the publicly maintained highway would require outlining at planning stage and subsequent approval from the highway authority to carry out any offsite highway works.

In terms of the information as shown within the recently submitted plans, the comments as previously issued by the LHA on 25 July 2025 remain, please refer to this report when assessing the proposal.

If the applicant is now proposing access/highway works, these should be outlined in detail and submitted for review by the Local Highway Authority.

Jodie Wilkes
West Sussex County Council – Planning Services