

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Halima Chowdhury
FROM:	WSSC – Highways Authority
DATE:	31 July 2026
LOCATION:	Hobjoins Hyde Street Steyning BN44 3TG
SUBJECT:	DC/26/0886 Installation of a dropped kerb and driveway, erection of gates, and removal of flint wall. (Householder Application).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for installation of dropped kerb and driveway, erection of gates and removal of flint wall. The site is located on Hyde Street, an un-classified road subject to a speed limit of 30mph.

Following inspection of the proposed plans and documents, the LHA requests additional information from the applicant, as set out below:

Visibility splays at the proposed access point have not been provided. An inspection of WSSC and local mapping indicates that visibility would be restricted to the north in this location as splays would be required to utilise third-party land and could not be secured in perpetuity. The applicant is requested to provide maximum achievable visibility splays in this location, in accordance with Manual for Streets. Splays should be drawn from a setback of 2m into the access and should only utilise the applicant's own land, or land considered to be public highway.

There appear to be inconsistencies between the proposed site plan, the proposed driveway elevation drawings, and the proposed elevation photo. The proposed site plan indicates that the existing flint wall will be removed, with new flint wall and piers proposed to either side of the access, with a section of wall shown abutting the edge of the carriageway. However, this has not been demonstrated on the driveway elevation plans. The LHA also note that the proposed elevation photo shows a large, curved flint wall to the immediate north of the access, which would impact visibility of vehicles and pedestrians in this location. The applicant is requested to provide plans clearly demonstrating whether there will be a flint wall proposed in this location and indicating the height of the proposed wall in this location. The LHA would expect that the wall should not exceed 0.6m in height to retain pedestrian visibility.

The proposed plans and documents indicate that the proposed driveway will be surfaced in loose shingle. No details have been provided indicating how gravel will be prevented from overspilling onto the public highway.

The proposed gates should be set back to a minimum of 5m from the back edge of the carriageway, to enable a vehicle to wait clear of the highway whilst the gates are in operation. The applicant is encouraged to explore whether the proposed gates can be set back further within the site.

Please request the additional information above from the applicant and re-consult.

Nicola Elliott
West Sussex County Council – Planning Services