West Sussex County Council - Planning Consultation Response

To: Horsham District Council **Date:** 17 November 2026

FAO: Matthew Porter

From: WSCC – Public Rights of Way

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).

Relevant Rights of Way Numbers: Footpath 2585

Recommendation: No Objection

S106 Contribution Total: n/a

Thank you for the opportunity to comment on the above numbered planning application. This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information.

This response is further to that submitted under DC/25/1138 and after study of submitted documents,

HARDWORKS AND BOUNDARIES 1 OF 9 DRAW NO - TOR-XX-XX-DR-L-P-002

HARDWORKS AND BOUNDARIES 2 OF 9 DRAW NO - TOR-XX-XX-DR-L-P-003

PROW 2585 UPGRADE 2M OPTION DRAW NO - TOR-XX-XX-DR-L-P-022

The surfacing of Footpath 2585 and no-dig zones are as expected and I therefore have no objection.

General Notes

Unless a temporary path closure has been secured,

- safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route – advice on the legal width can be provided by the WSCC PROW Team.
- The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.
- No works may be undertaken within the legal width of the PROW.

A temporary path closure can be applied for here. The applicant must be advised there is no guarantee an application will be approved; that a minimum of 8 weeks is needed to consider an application.

No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.

Any down pipes or soakaways associated with the development should discharge into an existing or new drainage system and away from the surface of the PROW. No drainage system is to be installed through the surface of the path without the prior consent of the WSCC PROW Team.

Where the ground levels adjacent to the PROW are to be raised above existing ground levels, this could increase the potential to flood the path. A suitable drainage system must be installed adjacent to the path to a specification agreed with the WSCC PROW Team prior to development commencing.

Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.

Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

Consented development is often subject to various environmental requirements, which can impact on the availability of PROW. For example, Great Crested Newt fencing has often been known to be laid across a PROW, which is either subject to installation of unauthorised stiles or gates, or unlawfully diverted around the site edge. The applicant must be advised that any environmental licence, such as from Natural England, does not negate the need to provide the legal line of a PROW without additional structures.

© Crown copyright and database rights 2026 OS AC0000849983. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Rights of Way information is not definitive.

Donna Trethewey

Planning and Communities Officer

West Sussex County Council – Public Rights of Way