

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO:
<b>FROM:</b>	WSCC Highways - Public Rights of Way
<b>DATE:</b>	13 October 2025
<b>LOCATION:</b>	Newbrook Business Park Pound Lane Upper Beeding West Sussex BN44 3JD
<b>SUBJECT:</b>	DC/25/0831 Construction of replacement dwellinghouse.  Further submission required.
<b>DATE OF SITE VISIT:</b>	18/09/2025
<b>RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):</b>	Footpath 2767 and Footpath 2768
<b>RECOMMENDATION:</b>	No Objection
<b>S106 CONTRIBUTION TOTAL:</b>	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. In respect to the above planning application I would provide the following comments.

On 12/09/2025 I submitted an initial response requesting additional information.

On 18/09/2025 I conducted a site visit where I met the Applicant and we walked the site together.

The Applicant assured me that the hedge which currently separates the southern boundary of the site from Footpath 2768 is to remain unchanged with a new fence erected on the northern side of the hedge. There is to be no new access created from the proposed site onto the PROW.

WE also discussed vehicular access from the proposed site onto Pound Lane which carries Footpath 2767. There is existing vehicular access to land immediately north of the site and also well used access to the Business Park. The Applicant is aware that there must be sufficient visibility for drivers entering and leaving the proposed development to mitigate the risk of conflict with users of the PROW.

On the basis of this site visit and my conversations with the Applicant I am happy to offer No Objection.

I would ask that the Applicant is aware of the following comments:

The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along or crosses a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury – the applicant must consider how access is managed so the public is not endangered or inconvenienced.

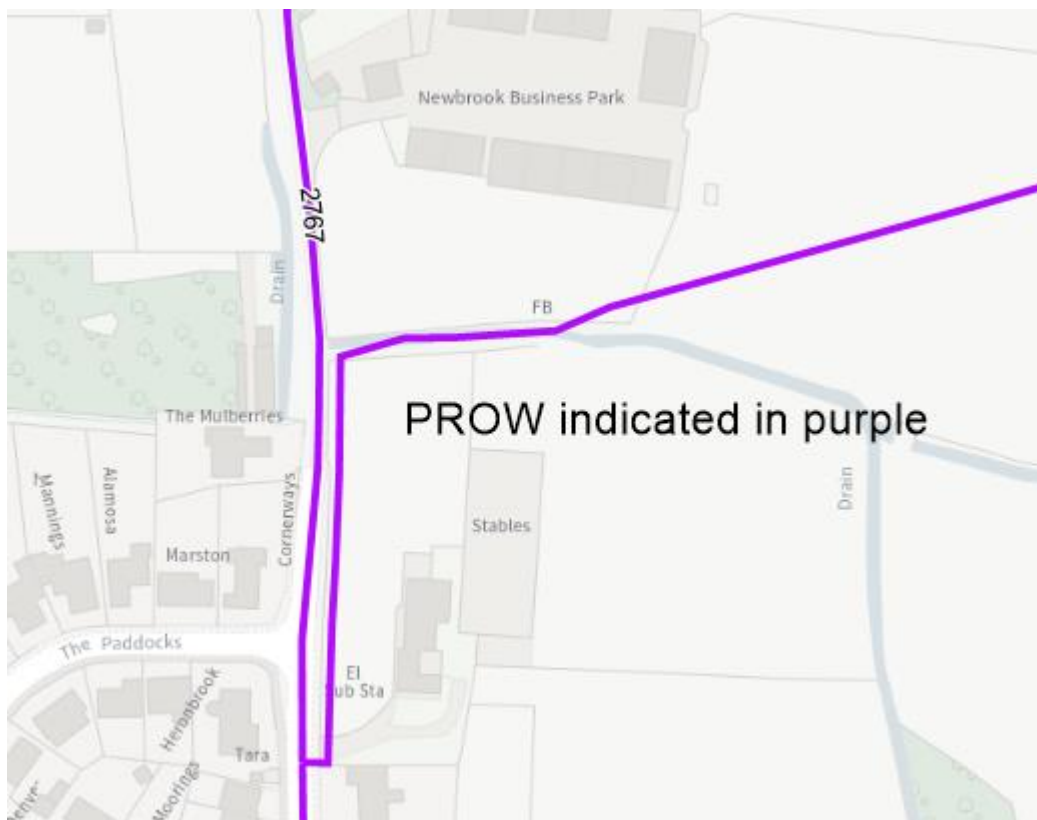
The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.

No 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.



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Rights of Way information is not definitive.

**Steve Alexander**  
**Access Ranger**  
**Public Rights of Way**  
**West Sussex County Council**