

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO:
<b>FROM:</b>	WSCC Highways - Public Rights of Way
<b>DATE:</b>	12 September 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.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):</b>	Footpath 2767 and Footpath 2768
<b>RECOMMENDATION:</b>	More Information
<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.

The existence of a Public Right of Way (PROW) is a material consideration. Should planning consent be granted, the impact of development upon the public use, enjoyment and amenity of the PROW must be considered by the planning authority.

I understand this application to be to construct a dwelling house on land south of Newbrook Business Park and north of the stables in Pound Lane.

There are two (2) PROW potentially affected by this development.

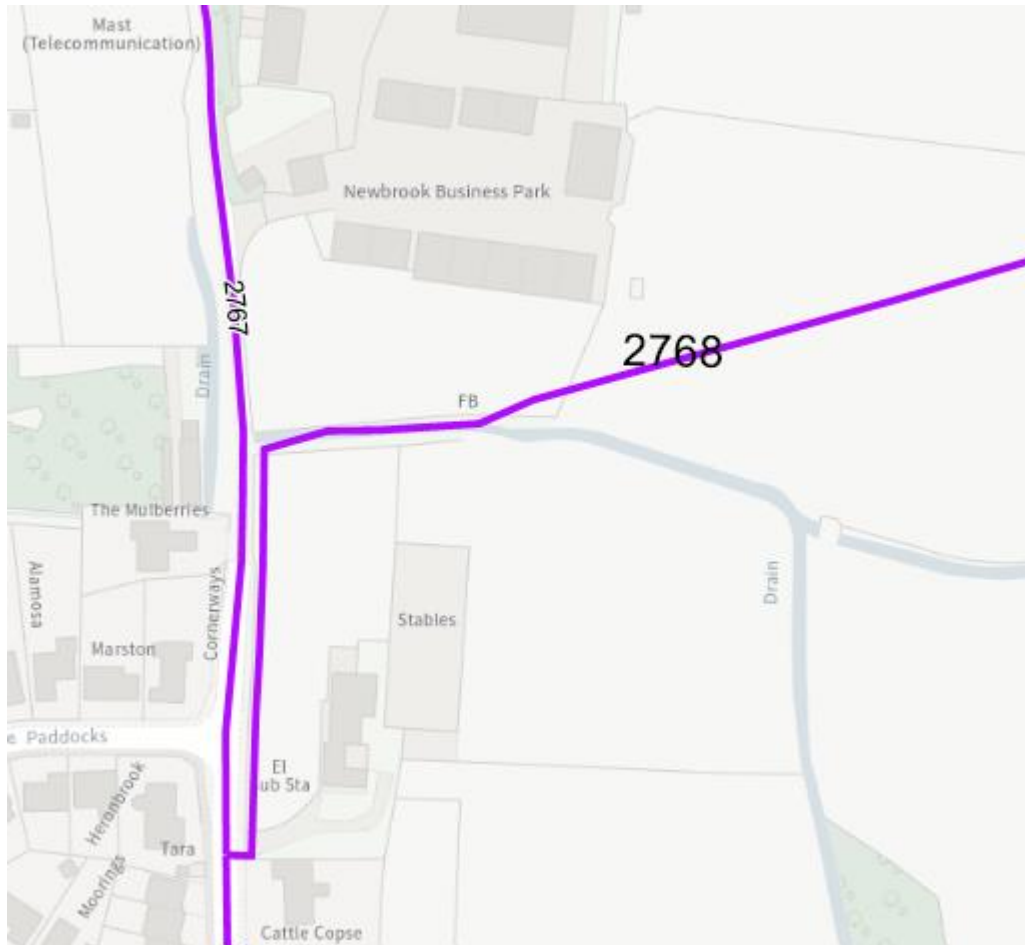
Footpath 2767 runs north/south and lies on the access road to Newbrook Business Park. This is a hard-top road with no footway but has been established for many years and is unlikely to be affected by the addition of a single dwelling.

Footpath 2768 runs east/west and appears to lie along the southern boundary of the proposed development and therefore immediately next to the proposed vehicle entry point.

At this stage there is insufficient material to assess the impact on this PROW and I would ask the Applicant to subject a document(s) acknowledging the presence of the PROW and addressing the following:

- 1) The nature of the intended physical boundary between the development and the PROW.
- 2) Any steps to mitigate the potential risk of conflict between users of the PROW and users of vehicles entering or leaving the site.

I would be happy to discuss these matters directly with the Applicant.



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Rights of Way information is not definitive.

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