

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	29 August 2025
LOCATION:	Land To The West of Shoreham Road Small Dole West Sussex
SUBJECT:	DC/25/1019 Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 2775 Footpath 2774_1
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. In respect to the above planning application I would provide the following comments.

I understand this application to be for up to 45 dwellings situated within the red border on the Location Plan. If I am mistaken in this then I reserve the right to make further representations.

I note that there is currently little information available for consideration. In particular I note that there is no layout plan or landscape plan and I would hope that this matter will be referred back to me when more information is available.

From the information currently available the PROW potentially affected are Footpath 2775 which lies on New Hall Lane to the north and Footpath 2774_1 which lies to the south of the southern boundary. Both these PROW lie outside the development area and neither are crossed by any proposed access road.

At this early stage my recommendation is one of No Objection but with 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.

Where it is necessary to undertake works within the legal width of a PROW, e.g. install utilities, (or for development works immediately adjacent to a PROW that can not reasonably be managed through different Health and Safety practice) the applicant must be advised to apply to WSCC PROW Team for a temporary path closure. The applicant must be advised there is no guarantee an application will be approved; that a minimum of 6 weeks is needed to consider an application.

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Rights of Way information is not definitive.

Steve Alexander
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Public Rights of Way
West Sussex County Council