

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Whitehouse
FROM:	WSCC Highways - Public Rights of Way
DATE:	19 January 2026
LOCATION:	Land West of Bines Road, Bines Road Partridge Green West Sussex RH13 8EQ
SUBJECT:	DC/25/1922 Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	BW1864 (Lock Lane) Downs Link (along road)
RECOMMENDATION:	No Objection (With Conditions)
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.

Bearing the above in mind, my comments are as follows:

The proposed off road Downs Link route is welcomed as is the uncontrolled crossing point across Bines Road (with tactile paving and dropped kerbs).

In order to officially re-route the Downs Link along the route however we would need to;

- a) have it constructed to our 3m wide bridleway specification, and
- b) secure it in perpetuity by adopting it as Public Right of Way.

General Notes

Safe and convenient public access is to be available at all times across the full width of the surrounding PRow.

The paths are 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.

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.

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 cannot 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 8 weeks is needed to consider an application.

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Rights of Way information is not definitive.

Donna Trethewey
Planning and Communities Officer
Public Rights of Way
West Sussex County Council