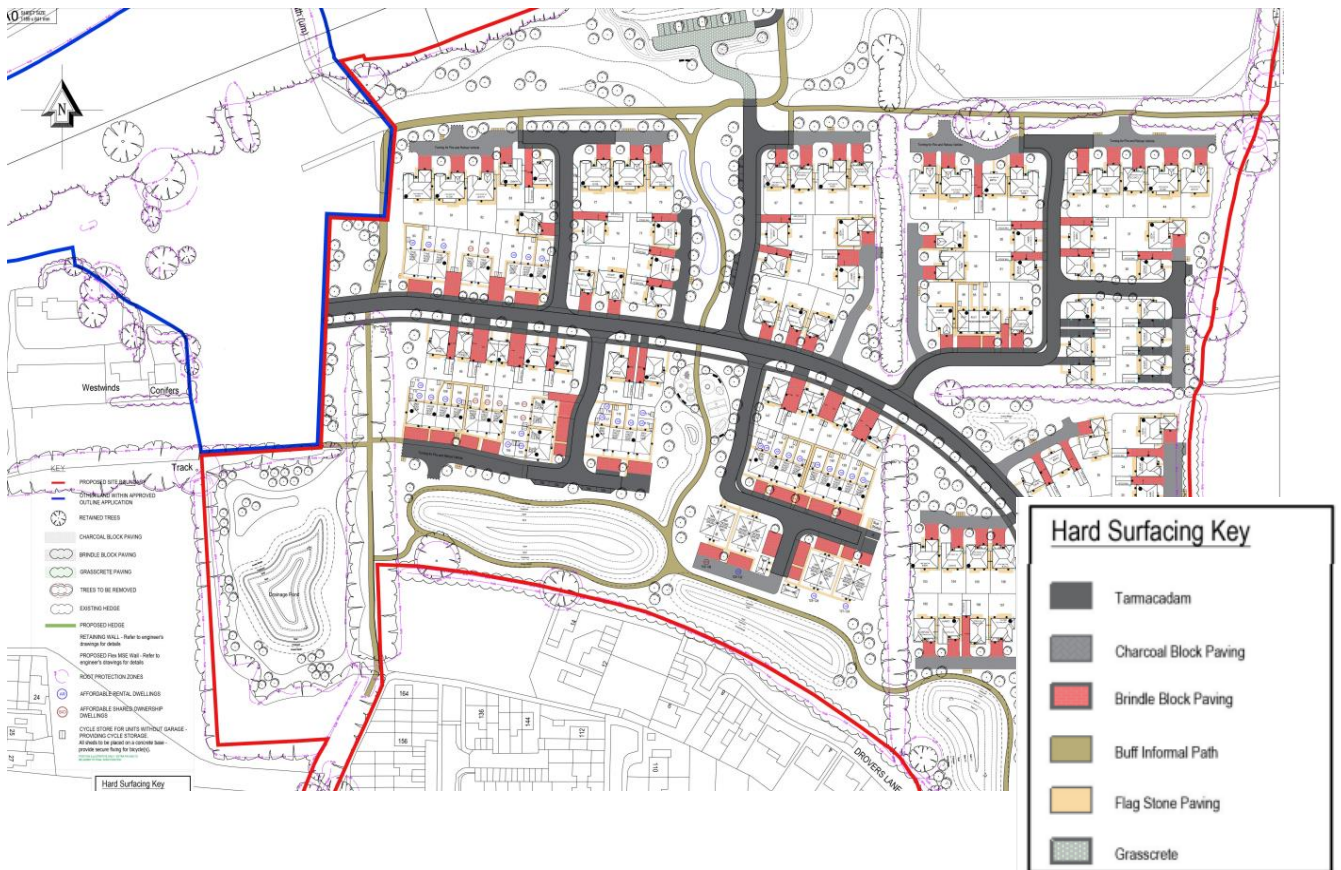


WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC Highways - Public Rights of Way
DATE:	27 January 2026
LOCATION:	New Place Nurseries London Road Pulborough West Sussex RH20 1AT
SUBJECT:	DC/24/1676 Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered. Recons request via email from Donna Trethewey on 26/01/2026.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP2330, BW2332, FP3500, FP2331, BW2328
RECOMMENDATION:	Objection
S106 CONTRIBUTION TOTAL:	n/a

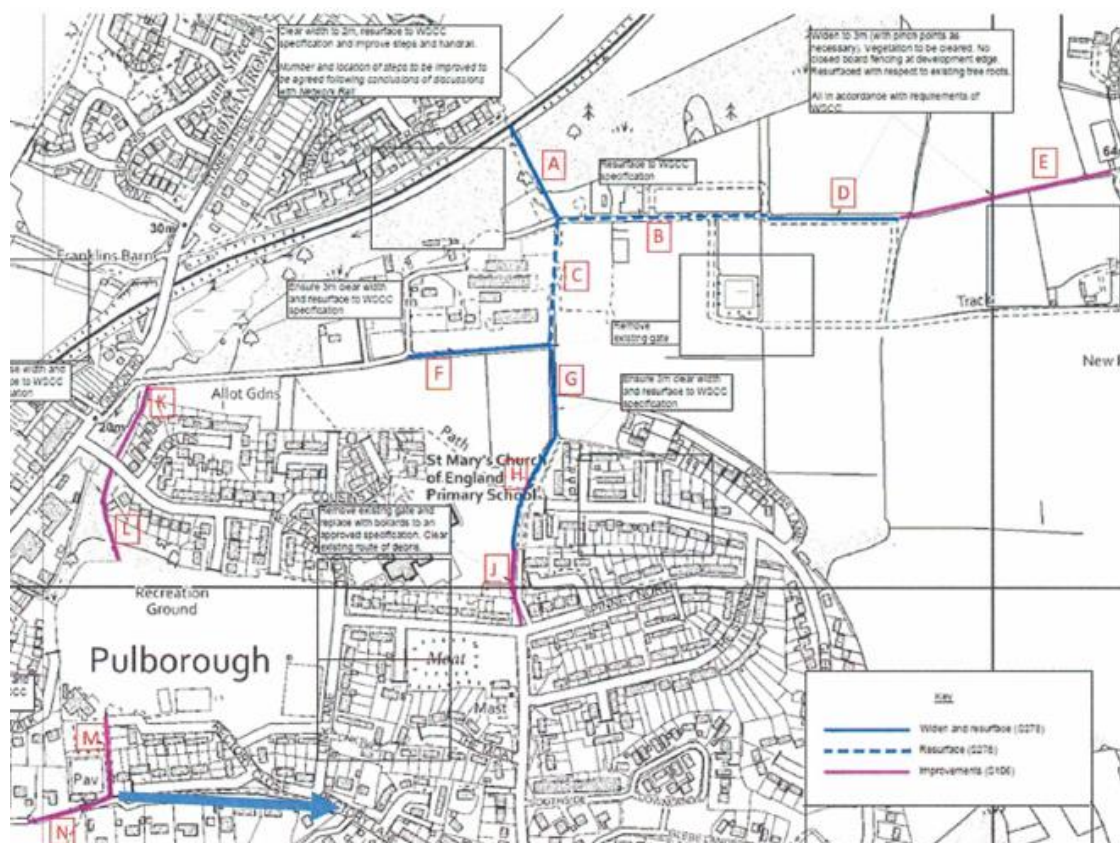
Thank you for the opportunity to comment on the above numbered planning application. This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. In respect to the above planning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

The Hard Surfacing Plan (excerpt below) shows affected Public Rights of Way (PRoW) as Buff Informal Paths. As stated in my response dated 19th February 2025, this may not be a surface that West Sussex County Council (WSCC) is set up to maintain. Please give specific surfacing details. Until then, I sustain my objection.



Bridleway (BW) 2332 (Section B)

The east-west line shown to represent resurfaced BW2332 on the Hard Surfacing Plan (Section B below) appears to kink slightly in the middle which the current Definitive Line of the path does not. Please provide details on how much this deviation will be away from the Definitive Line. It may be necessary to apply for a diversion via Horsham District Council.



In addition, there is a buff path heading northwards from the kink. As this does not form part of the Public Right of Way network signage may be required to indicate the PRoW path.

The Hard Surfacing Plan also appears to show the eastern section of Section B being narrower than that of the western section.

All PRoW

Please provide exact width specifications alongside surfacing specifications for all PRoW paths.

Off-site improvements

The Hard Surfacing Plan omits Sections A, much of D, E, F, H, J, K and M. Are these still being delivered as part of this development?

General Notes from my previous comments stand.

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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