

WEST SUSSEX COUNTY COUNCIL CONSULTATION

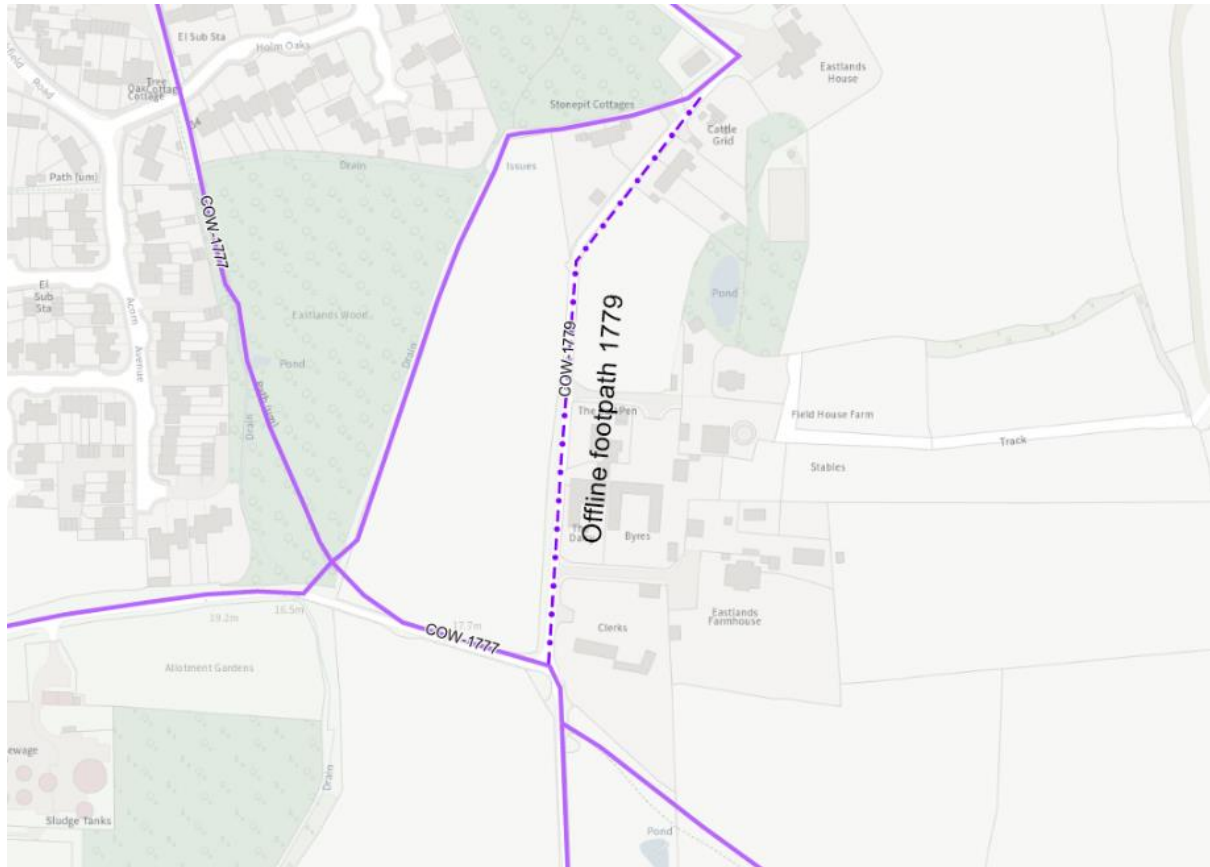
TO:	Horsham District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	13 April 2026
LOCATION:	Land at 521816 122277 Eastlands Lane Cowfold West Sussex
SUBJECT:	DC/26/0472 Erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath COW-1779
RECOMMENDATION:	More Information
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 the erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping.

Having reviewed the available online documentation, the Planning Statement acknowledges Footpath 1779, which runs to the west of the development. However, the used route since at least 1985 instead runs south-west from Stonepit Cottages along the track past The Bull Pen and The Dairy, before rejoining Footpath 1777.

It appears that part of the legal line of Footpath 1779 falls within the red line boundary of the development, although not its entirety. Prior to this application being approved, we would need the routing of this footpath addressed. One option would be for the developer to apply to divert Footpath 1779 onto the long-established walked route under Section 257 of the Town and Country Planning Act 1990.



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Abbie Smith
Access Ranger
Public Rights of Way
West Sussex County Council