

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	23 March 2026
LOCATION:	Threals Farm Cottages Threals Lane Pulborough RH20 2RF
SUBJECT:	DC/26/0268 Demolition of 2no. dwellings and erection of 4no. dwellings with associated parking, landscaping and alterations to the existing access.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Bridleway 2791
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 the demolition of 2no. dwellings and the erection of 4no. dwellings. If I am mistaken in this then I reserve the right to make a further submission.

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.

The only PROW potentially affected by this application is the bridleway 2791. This runs south from the junction of Threal's Lane and High Spinney but does not run north of that point. In one sense this means that there are no PROW within the red line boundary however this does not mean that the PROW does not have the potentially to be impacted by these works.

My main concern is where location of the access road from Threals Lane. This is at that junction and I would ask that the Applicant ensures that there is good vision both for drivers of vehicles, equestrians and walkers and I would ask that signage is provided to warn visitors to the new properties of the presence of the PROW.

My recommendation for this application is one of No Objection however I would draw the attention of the Applicant to the following:

The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along or crosses a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury – the applicant must consider how access is managed so the public is not endangered or inconvenienced.

The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW). This can only be done with the prior consent of West Sussex County Council (WSCC), as highway authority, and possibly also a legal order process by Mid Sussex District Council as the local planning authority. Further advice can be provided on request.

The path is 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.

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Rights of Way information is not definitive.

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