

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSCC Highways - Public Rights of Way
DATE:	21 July 2026
LOCATION:	Land North West of Southwater
SUBJECT:	DC/26/0366 Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure. A recon requested by Donna T on 16th July 2026.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Bridleways 1642, 1662, 3568 Footpaths 1655, 1656, 1658 and 1660
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.

Further to my response dated 20th March 2026, I note the developer has submitted updated documents.

Bridleway (BW) 1662

I note the developer plans on enhancing the surface to a bound surface. This is not acceptable. The bridleway has been recently resurfaced to that which we, as Highways Authority responsible for Public Rights of Way, are set up to maintain and we require it to be left as it is.

FP1655 and FP1656

The proposed resurfacing to a bound surface to mitigate against increased usage is also not acceptable. Our rural footpath specification should be used.

Footpath (FP)1658 and FP1660

I note the intention to 'sensitively improve' the surface of these routes. Again, our rural footpath specification must be applied.

BW3568 (Downs Link, NCN Route 223)

The developer suggests that contributions to off-site PRowS be made through the Community Infrastructure Levy framework. The Downs Link alone will provide the most desirable and good quality off-road link into Southwater, Lintot Square and the country park from the development. The contributions asked for are necessary mitigation purely relating to the impact, i.e. increased user pressure this development alone will have on the Downs Link and wider network, and therefore I argue are more suitable for inclusion as a Section 106 obligation. For information, it is estimated at this date that these mitigations to the Downs Link alone will cost @£148,000.

BW1642

Similarly, the improvements that will be required to cater for the increased usage this development alone will create along BW1642 should be funded via an obligation within a S106 agreement. I estimate these to cost circa £32,172.

All general notes previously advised apply.

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Donna Trethewey
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Public Rights of Way
West Sussex County Council