

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSCC -Public Rights of Way
DATE:	15 January 2020
LOCATION:	Berkeley Homes Development Site Worthing Road Southwater RH13 9BT
SUBJECT:	DC/19/2464 Erection of 80 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£ See below

Further to my consultation response of 07/01/20.

WSCC PROW Team welcome Berkeley Homes' agreement to make the extent of FP1652 within their red line suitable for cycling. It is our aspiration to create a cycleable route from Bridleway 2929 (Shaws Lane) through the development. If the Applicant doesn't own all the land necessary to achieve a continuous cycle network, it should be encouraged by the Local Planning Authority to negotiate with the relevant landowner(s) to secure the dedication of bridleway rights along the PROW.

WSCC's expectation is for the path to be dedicated as a Bridleway and for a 3m path to be constructed by the Developer on its existing alignment. The meandering appearance shown on the layout drawing is acceptable. The specification for construction by the Developer is as per that previously agreed with the WSCC PROW Team for Bridleway 3568 (the Downs Link) and constructed by Berkeley Homes.

Dropped kerbs should be provided at all junctions between the upgraded path and the road network.

Clear delineation of the bridleway is requested at the location where the path crosses the frontages of plots 72 & 73, in order to minimise conflict between users and residents, and to avoid unlawful obstructive parking on the bridleway by residents and their visitors. The specification of the surface may need to be varied at this location and the Applicant must agree this detail with the WSCC PROW Team prior to construction commencing.

Subject to the Applicant agreeing to the above, the PROW Team have no objection.

Nigel Bird
West Sussex County Council – Public Rights of Way