WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	11 September 2025
LOCATION:	Former Donnybrook Nursery School Wimland Road Rusper West Sussex RH12 4QU
SUBJECT:	DC/25/0968 Conversion of existing barn, to a single dwellinghouse (Retrospective). Amended plans and description have been received for this proposal - 21/08/2025.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 1569
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 retrospective permission to convert a barn to a residential premises. If I am mistaken in that then I reserve the right to make a further submission.

The only PROW liable to be impacted by this application is Footpath 1569. This PROW lies on the access road from Wimland Road, through the site including the area maked for parking and then away to the southwest passing immediately south of the water storage tank. The PROW is accommodated alongside the access road with a stile in order to bypass the electric vehicular gates.

Given that this is an established route and that the impact on traffic is likely to be minimal my recommendation is one of No Objection. I would, however, draw the Applicants attention to the following and in particular to the paragraph in bold type:

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.

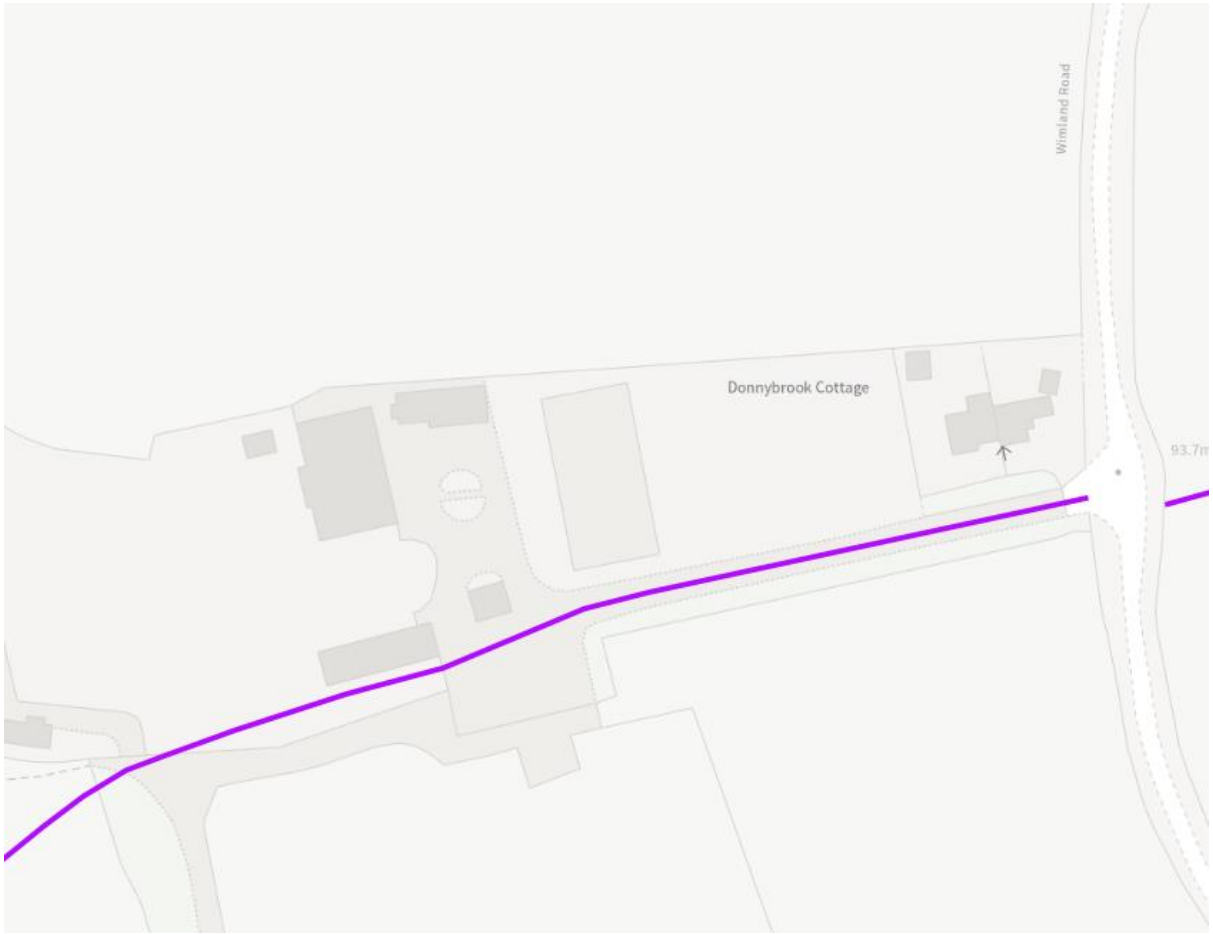
The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along or crosses a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury – the applicant must consider how access is managed so the public is not endangered or inconvenienced. This consideration should be applied in partocular to the point at which the PROW crosses the area parked for parking.

Where the development proposes introducing a vehicle crossing point of a PROW, which increases the risk of accident or injury to a PROW user. The applicant is encouraged to introduce signage to advise vehicle drivers of the hazard and to act responsibly.

No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.

Any down pipes or soakaways associated with the development should discharge into an existing or new drainage system and away from the surface of the PROW. No drainage system is to be installed through the surface of the path without the prior consent of the WSCC PROW Team.

Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.



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Rights of Way information is not definitive.

Steve Alexander
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Public Rights of Way
West Sussex County Council