

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	16 March 2026
LOCATION:	Land To The North of High Bar Lane Thakeham West Sussex
SUBJECT:	DC/26/0209 Variation of Condition 1 and Removal of Conditions 12, 13, 14, 15, 19, 37, 38, 39, 44, 45 and 46 of previously approved application DC/23/2152 (Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply) to allow for the use of HEMSPAN as a construction method and replace flats with terraced houses, and relating to water neutrality.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 2474
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.

WSCC PROW comments were originally submitted on 27/12/2023 under reference DC/23/2152.

Having considered the this current application I am happy to recommend 'No Objection'.

I would, however, take this opportunity to remind the Applicants of the comments made regarding resurfacing works:

through the site however the applicant has provided a (currently permissive) Bridleway connection E/W and prior discussions over the placement and specification has taken place.

The addition of the Bridleway connection provides an off-road route for NMU's as presently the Bridleway option follows High Bar Lane to the South.

Should planning permission be granted I would only ask that the dedication of the Bridleway, under a S.25 Highways Agreement with WSCC be a requirement, along with the upgrading of existing Footpath 2474 to Bridleway status in order to provide a continuation of the route for users.

This will link the B2139 and Bridleway 3780 (created as part of the Abingworth

development) to the East, with High Bar Lane and Bridleway 2473 providing an important off-road link for pedestrian, cycle and equestrian users in perpetuity. Should a closure of Footpath 2474 be required during construction please submit an application to WSCC PRow at least 6 weeks in advance. Otherwise the route must be remain open and available to users at all times.

As the new Bridleway link remains at this stage a permissive route, no formal closure would be required via this department.

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Rights of Way information is not definitive.

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