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Sent: 20 March 2026 08:13:29 UTC+01:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Cc: "Rebecca Tier" <rebecca@manorwood.co.uk>; "Jemma Frankland" <jemma@manorwood.co.uk>
Subject: DC/26/0262 Land North of Jolesfield Cottages, Jolesfield, Partridge Green

**Re: Application DC/26/0262 – Land North of Jolesfield Cottages, Partridge Green
Response to WSCC Public Rights of Way Consultation (3 March 2026)**

Daniel

Noting the consultation response from West Sussex County Council Public Rights of Way (PROW) team. We provide the following clarification and commitments in response to the matters raised, specifically concerning Public Footpath 1839.

The applicant acknowledges that Public Footpath 1839 crosses the site, including the proposed access point, and continues along the southern boundary. The definitive line of the footpath will be fully retained within the development and no diversion or stopping up is proposed as part of this application.

The footpath will be sensitively integrated into the layout at Reserved Matters stage. This will include:

- Clear delineation of the route within the site layout.
- Appropriate boundary treatments to ensure the route remains open, legible, and accessible for public use.
- Retention of an open and attractive setting to preserve user amenity.

A detailed scheme will be provided at the Reserved Matters stage demonstrating how the route is incorporated into the development in a manner consistent with its rural character.

The applicant confirms that:

- The full legal width of the PROW will remain unobstructed at all times unless a temporary closure is formally agreed.
- No materials, plant, or vehicles will be stored on or obstruct the route.
- Contractors will be briefed on the legal protection of the PROW.

- Where works are required in proximity to the path, appropriate safeguarding measures (e.g. fencing, signage) will be implemented.

If any temporary closure is required, this will be subject to a separate application to the WSCC PROW Team with the required notice period.

The proposed site access will cross the PROW. To ensure user safety:

- The crossing will be designed to maximise visibility between pedestrians and vehicles.
- Appropriate signage will be installed to alert drivers to the presence of pedestrians.
- Surface treatments and design measures will be considered to reinforce pedestrian priority.

Further details will be submitted at the Reserved Matters stage.

The applicant confirms that:

- No drainage infrastructure will discharge onto or through the PROW without prior consent.
- Surface water will be directed away from the route.
- Any changes in ground levels adjacent to the path will incorporate appropriate drainage to prevent flooding.
- The surface of the PROW will be protected during construction and any damage will be reinstated to an agreed standard.

Any fencing or boundary features adjacent to the PROW will:

- Respect the legal width of the route.
- Avoid encroachment.
- Be agreed with the WSCC PROW Team where necessary.

No structures (e.g. gates, stiles) will be introduced within the PROW without prior approval. Any utilities affecting the PROW will be subject to separate agreement with the WSCC PROW Team.

The applicant is committed to ensuring that the PROW remains open, safe, and convenient for public use both during and after construction, in accordance with relevant legislation and guidance.

We trust the above addresses the concerns raised in the consultation response. The applicant is committed to working with WSCC to ensure the Public Right of Way is appropriately protected and enhanced as part of the development.

Whilst writing - I note comments from Sean Rix regarding the impact on Jolesfield Common and will respond separately on this.

Please let us know if any further information is required at this stage.

Kind Regards

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