

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jason Hawkes
FROM:	WSCC Highways - Public Rights of Way
DATE:	24 September 2026
LOCATION:	Mowbray Employment Park Horsham West Sussex
SUBJECT:	DC/26/1240 Outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 1586, Footpath 3565, Bridleway 1585
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.

As stated in the NPPF, TR8: Public Rights of Way

Development proposals should:

- a. Protect and enhance the network of public rights of way, including through suitable diversions agreed with the highway authority; and
- b. Take opportunities to extend, link or improve the quality of existing routes where this enables one or more of the following:
 - i. Improved access to green spaces and the countryside;
 - ii. New direct and circular routes and connections between local and long-distance footpaths, bridleways and cycle routes;
 - iii. The provision of accessible, safe and convenient links to services and facilities; and
 - iv. Improved connections with public transport stops and interchanges.

Bearing the above in mind, my comments are as follows:

As stated in the planning application documents, the developers are aware of the need to apply for a diversion of Footpath (FP) 1586 and to enter into legal agreements that grant permissive cycling rights over both FP1586 and FP3565. I therefore have no objection.

The WSCC PROW Team will be a formal consultee as part of the diversion order application process and our agreement to a specification will be required before lending formal support to any diversion proposal. The intention to allow permissive cycling rights should be made clear.

Development affecting the currently recorded legal line of FP1586 must not begin until and unless the path has been formally accommodated else an offence is being committed and may invalidate any diversion Order procedure.

The diversion order must be confirmed before WSCC PROW Team can grant the temporary path closure necessary for development to commence. More information on this can be found on our website at <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/request-a-change-to-a-public-path/>

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Rights of Way information is not definitive.

Donna Trethewey
Planning and Communities Officer
Public Rights of Way
West Sussex County Council