

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stephen Ashdown
FROM:	WSCC Highways - Public Rights of Way
DATE:	14 December 2023
LOCATION:	Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex
SUBJECT:	DM/23/2867 Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP's49Cr and 58Cr
RECOMMENDATION:	More Information Required
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.

Having consulted the online documents we do not object in principle as the two public footpaths referred to above are correctly represented and there appears no plans to change their legal lines or block them at all.

Having said that there are some further questions that need clarifying. Firstly if there are any plans to resurface the existing PRoW then consent must be granted by WSCC's PRoW team prior to any works taking place. At no stage can these footpaths be blocked or restricted as part of proposed works without prior consent of the PRoW team at WSCC and these may require a temporary path closure (these come at a cost) whilst works are undertaken. Advice on the most appropriate way forward would be best to discuss directly with WSCC PRoW team and they can be contacted by email on prow@westsussex.gov.uk. Early engagement with the PRoW team would be strongly recommended to avoid issues further along this process.

Another question relates to the proposed public access routes through the site. Is there the aspiration that these are adopted as PRoW or will these be managed privately. If there is a desire to have them adopted then surfacing specifications and widths must be

approved by WSCC as Highway Authority and further meeting will be required to understand the benefit they provide to the public at large.

I'd certainly welcome further discussions on this with the applicant so we can fully understand the impact on the exiting network and whether there are plans to add to the local public access network by adopting additional routes as highway.

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Public Rights of Way
West Sussex County Council