

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine WILLIAMS
FROM:	WSCC Highways - Public Rights of Way
DATE:	12 November 2025
LOCATION:	Woodlands Close and Land to the North of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ
SUBJECT:	DM/25/1593 The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 56W
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 the application to be for the demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close. If I am mistaken regarding any part of this then I reserve the right to submit further comments.

Having consulted the online documents I can confirm that the only PROW with the potential to be affected by this proposal is Footpath 56W which lies on the made-up road outside and along the southern boundary of the red line.

Given that the PROW lies on a hard-top road there appears unlikely that the proposal will impact on the PROW and any issues relating to increased use of the road have been addressed by WSCC Highways.

In light of the above, my recommendation is one of No Objection. I would, however, draw the attention of the applicant to the following comments:

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.

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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.

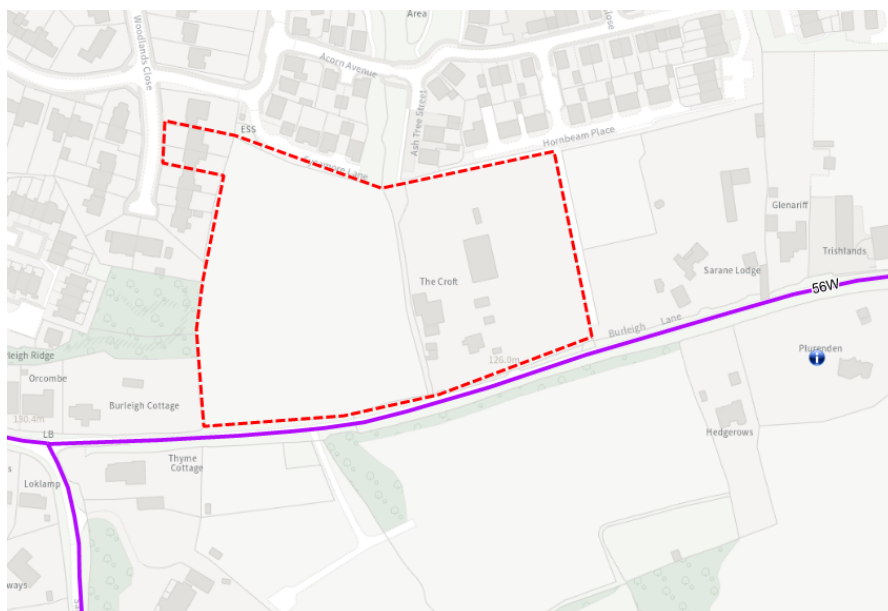
The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW). This can only be done with the prior consent of West Sussex County Council (WSCC), as highway authority, and possibly also a legal order process by Mid Sussex District Council as the local planning authority. Further advice can be provided on request.

Safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route – advice on the legal width can be provided by the WSCC PROW Team. If this access can not be guaranteed during the development phase, then a temporary closure of the PROW must be sought.

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.

Where the ground levels adjacent to the PROW are to be raised above existing ground levels, this could increase the potential to flood the path. A suitable drainage system must be installed adjacent to the path to a specification agreed with the WSCC PROW Team prior to development commencing.

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.



Annotated map attached with PROW 56W indicated in purple.

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Public Rights of Way
West Sussex County Council