

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	14 April 2025
LOCATION:	Barns Court Turners Hill Road Crawley Down West Sussex RH10 4HQ
SUBJECT:	DM/24/2622 Approval of reserved matters relating to application DM/20/4127 for Access, Appearance, Landscaping, Layout and Scale for Phase 1b comprising of Building M, a double unit workshop, ancillary Building N and yard space.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 27W
RECOMMENDATION:	No Objection with comments
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.

This application is linked to the original request, DM/20/4127, which was commented on by WSCC PROW Nicholas SCOTT on 20/11/2020 and his response to DM/23/0676 of 14/04/2023.

Having viewed the additional documents I confirm his recommendation of 'No Objection' but draw the attention of the Applicant to the matters relating to the widening of the existing footpath and upgrading to a cycle route, see below:

DM/20/4127

'This path has become difficult for lawful path users due to it being narrowed by the erection of fencing some time ago so it is welcomed that the applicant wishes to widen this to 2m and improve the surface. It is mentioned in the Design and Access Statement that the path will be widened to 2m and made into a walking and cycling route, along with the introduction of a new length along the western boundary of the proposed site and then north onto Copthorn Common Road.'

DM/23/0676

'The proposal to widen the public footpath 27W to 3 metres is welcomed. Footpath 27W is prone to seasonal flooding which can make the legal line of the path

within the site impassable at times. Especially around the ponds. The applicant is encouraged to address this problem to the extent possible (e.g. by improving drainage) whilst carrying out works to widen the path. Advice can be sought from WSCC PRow team.

Any resurfacing of the footpath 27W must have prior approval from West Sussex County Council (PRow).

The application mentions improving access to the site for cyclists. In this context it should be noted that path 27W is a footpath and cycling is not permitted on public footpaths. For this path to be used by cyclists it would need to be upgraded to a public bridleway following the due legal process (further information can be found on WSCC web site).

The proposal to add a new path (in phase 2 of this proposed development) is welcomed. It is not clear from the application whether this path will be a permissive path or adopted as a public right of way. Further information on this question would be appreciated.'

I have found no record of whether these modifications to FP27W have been completed?

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Rights of Way information is not definitive.

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