

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	3 July 2026
LOCATION:	Land Parcel To The North Of Nos. 42-54 Hurst Road Hassocks West Sussex
SUBJECT:	DM/26/1132 Proposed tractor parking area, donkey enclosure, donkey stable, 3 shepherd huts and a wildlife pond.
DATE OF SITE VISIT:	30/06/2026
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Bridleway 8C
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.

The original recommendation was submitted by my colleague, Adam TUCKNOTT, on 23/06/2026 and was one of 'No Objection'.

As a result of contact from concerned residents, I have conducted a site visit on behalf of my colleague. My recommendation remains the same 'No Objection' however there are comments that I wish to bring to the attention of the Applicant and conditions that I would ask the Planning Authority to enforce.

PROW Bridleway 8C lies on Belmont Lane, a private road which provides access to a number of private properties. This lane forms the western boundary of the proposed site. This is a retrospective application and there is a double timber gate fitted approximately 5m back from the Lane. A short distance away there is a single timber gate. Both of these, and the associated fencing, are new and presumably were installed without permission.

Belmont Lane has a sealed surface and is unlikely to be affected by additional traffic, a point which I note is not a concern to WSCC Highways.

My concern is the potential for conflict between motor vehicles using the double gate and lawful users of the PROW, that is to say walkers, cyclists and equestrians.

Visual splays are limited and I ask that a condition be placed on the Applicants to install signage on both exits from the site warning of the presence of the PROW and advising caution.

Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

In addition, I ask that the Applicants consider 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.

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.

Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

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.

Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

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Rights of Way information is not definitive.

Steve Alexander
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Public Rights of Way
West Sussex County Council