

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steven King
FROM:	WSCC Highways - Public Rights of Way
DATE:	6 October 2026
LOCATION:	Land South And West Of Imberhorne Upper School, Imberhorne Lane, East Grinstead West Sussex
SUBJECT:	DM/26/2163 Reserved Matters application for a retirement living scheme (Use Class C2) for 134 dwellings at Land West of Imberhorne Lane. The Reserved Matters include appearance, landscape, layout and scale, pursuant to outline approval DM/23/2699. Also to include details to address condition no. 24 relevant to the Care Community element of DM/23/2699.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Bridleway 44bEG Worth Way
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

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:

The site is bordered by Bridleway (BW)44bEG and the Worth Way (National Cycle Network route 21) immediately to the north and south respectively. The site plans to provide a pedestrian link between the two whereas, as previously advised, a cycle link covering the approximate 250m would be of much more use.

General Notes

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 and Worth

Way. 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 / Worth Way 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 Worth Way, 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.

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Rights of Way information is not definitive.

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Public Rights of Way
West Sussex County Council