

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	1 August 2025
LOCATION:	Land Rear Of Chesapeake, Reeds Lane, Sayers Common, Hassocks
SUBJECT:	DM/25/1434 Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 1_1Al Footpath 11Hu
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 this application to be for the demolition of an existing dwelling house, stables and barn buildings and the development of 27 dwellings with a new vehicular access. If I am mistaken, then I reserve the right to submit an additional recommendation.

With reference to the Site Layout Plan, Footpath 1_1Al lies outside the site boundary but close and parallel to the western side. Footpath 11Hu crosses the site towards the southern end.

With reference to the 'Landscape Strategy', I see that the presence of the PROW is acknowledged with the comment that it is to be retained and follow the correct alignment. I am happy to see this acknowledgement and to make a recommendation of No Objection with the following comments:

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.

The applicant should be made aware that the management of any side or overhead vegetation that encroaches on the PROW is the ongoing legal responsibility of the Landowner and not the responsibility of WSCC. This should be taken into consideration when planning any landscaping close to the PROW.

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 can not be achieved during the development phase then a temporary closure order must be obtained from WSCC.

No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.

It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

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Rights of Way information is not definitive.

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