

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	12 September 2025
LOCATION:	Woodside Grange Woodland Road Hassocks BN6 8EX
SUBJECT:	DM/25/1800 Reserved matters application pursuant to Outline application DM/23/2687 for the approval of Appearance, and Landscaping for two detached dwellings.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 5K and Footpath 11K
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.

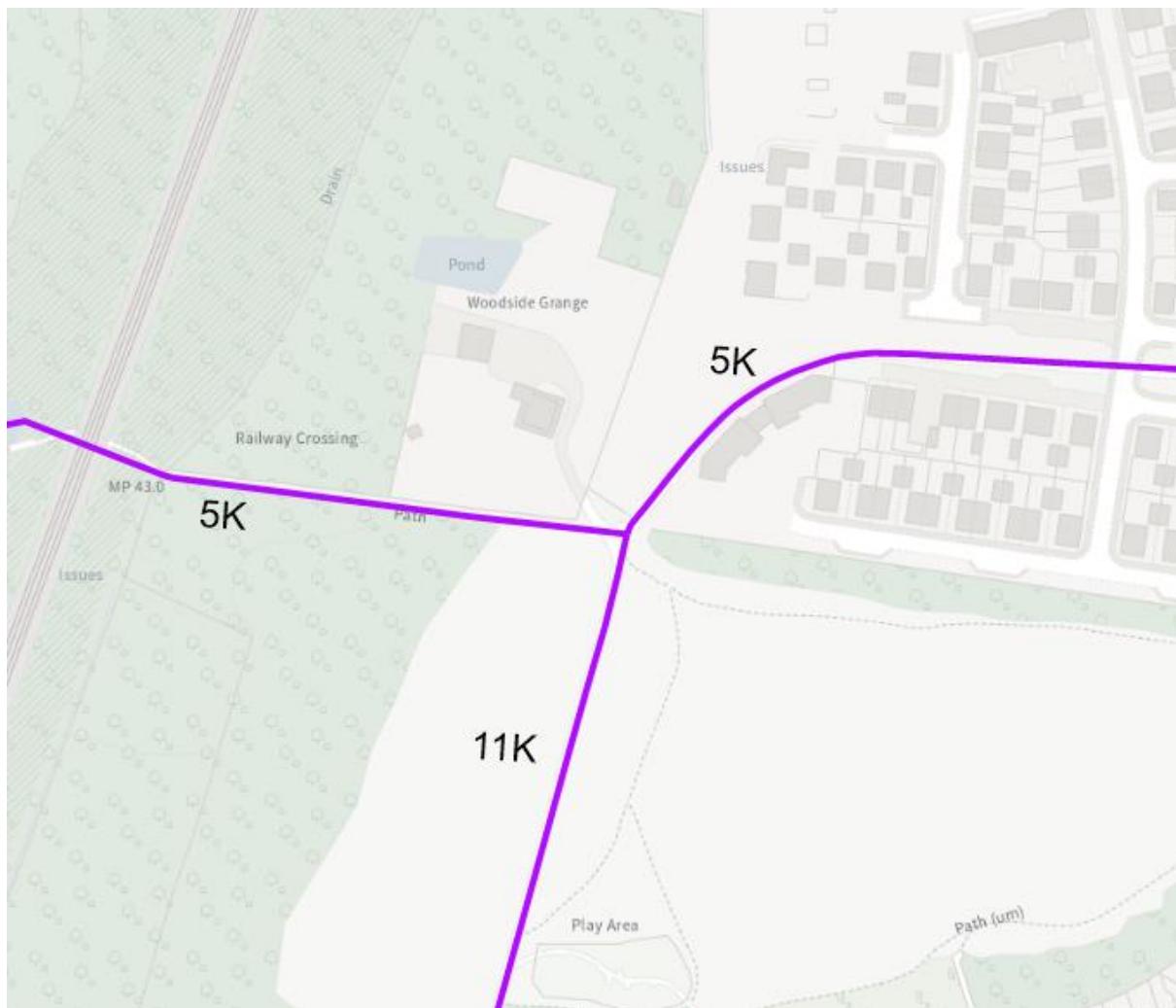
The existence of a Public Right of Way (PROW) is a material consideration. Should planning consent be granted, the impact of development upon the public use, enjoyment and amenity of the PROW must be considered by the planning authority.

I understand this application to be in relation to appearance and landscaping for dwellings that were, themselves, authorised under DM/23/2687. If I am mistaken in this then I reserve the right to make a further submission.

There are two (2) Footpaths that might be affected by the application. Footpath 5K runs east/west along the southern boundary of the development, joining Footpath 11K at the entrance to the site. Footpath 11K and then on the access road and then turns to run east away from the access to the site. Footpath 11K runs north/south on the access road to the junction with 5K.

There have been a number of submissions from WSCC PROW under DM/23/2687 and, having considered the additional information, including the inclusion of passing places on the access road, I can confirm the previous advice of 'No Objection'.

In doing so I would remind the Applicant of the earlier PROW comments, in particular in relation to users of the PROW having a legal precedence over users of motor vehicles and also the responsibility of the Landowner(s) to maintain the surface of the PROW from any damage caused by the use of motor vehicles.



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Rights of Way information is not definitive.

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