

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stephen Ashdown
FROM:	WSCC Highways - Public Rights of Way
DATE:	29 July 2025
LOCATION:	Land East Of Ansty Way, Cuckfield Bypass Cuckfield West Sussex
SUBJECT:	DM/23/2866 Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping. (Additional information and amended plans received 27th May 2025).
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Fps 8aCU, 8bCU, 9CU, 65CR, 62CR, 103CR, 69CR, 71CR, 72CR Bridleways 73CR, 67CR, 68CR, 50bCU
RECOMMENDATION:	No Objection (With Conditions)
S106 CONTRIBUTION TOTAL:	To be decided

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 note the updated PRow strategy. FP62CR is to become a bridleway, created to a specification that is to be approved by West Sussex County Council's (WSCC) Public Right of Way (PRow) team.

I understand my Highways colleagues has suggested a condition is included that ensures the development provides future connectivity for equestrians between the eastern end of PRow62CR and PRow73CR to the south but within the applicants redline boundary. Such an alternative route providing connectivity that is separate from the need for upgrading FP69CR would be welcomed, it having been now established that the gradient, plank bridge and land ownership outside of the red line boundary are barriers to improving 69CR for the benefit of equestrians and cyclists.

FP69CR should still have encroaching vegetation cut back if necessary and its surface improved within the red line boundary as mitigation against increased usage but remain a footpath. A financial contribution is requested in addition so that WSCC might improve the small remainder of FP69CR outside the red line boundary.

Surface improvements to all other PRoW within the red line boundary will also be required as mitigation.

Outside of the site, I note improvements are sought to the southern section of surface of FP8aCU to enhance the connection to Warden Park Academy. Again, this will be welcomed and must be carried out only with WSCC PRoW team's approval.

All other previously agreed improvements and financial contributions are still required.

A No Objections response is provided subject to the above conditions.

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Rights of Way information is not definitive.

Donna Trethewey
Planning and Communities Officer
Public Rights of Way
West Sussex County Council