

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Stephen Ashdown
<b>FROM:</b>	WSCC Highways - Public Rights of Way
<b>DATE:</b>	5 December 2024
<b>LOCATION:</b>	Land East Of Ansty Way, Cuckfield Bypass Cuckfield West Sussex
<b>SUBJECT:</b>	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 received on 8th November 2024).
<b>DATE OF SITE VISIT:</b>	n/a
<b>RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):</b>	FP8bCU, FP9CU, FP65CR, FP103CR, FP62CR, FP69CR, FP71CR, FP72CR, BW73CR Lesser so FP60CR to the west, FP49CU to the east, BW68CR to the east, FP8aCU to the north
<b>RECOMMENDATION:</b>	No Objection
<b>S106 CONTRIBUTION TOTAL:</b>	To be agreed

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.

Further to my previous response dated 10<sup>th</sup> January 2024 I am pleased to see the revised Public Rights of Way (PRoW) strategy.

Upgrading only Footpath (FP)62CR to a bridleway is welcomed given continuity at the eastern end is now assured for pedestrians and cyclists through the internal cycle route layout. Surfacing is to be agreed with the West Sussex County Council (WSCC) PRoW team.

I also welcome the delivery of improvements to all PRow surfaces as per our specifications to mitigate against increased use.

I note improvements to the Bridleway extending north-east towards Tylers Green will now be limited to surface improvements and understand a financial contribution will be made via a S106 agreement so that WSCC can undertake these.

On the basis of the new PRow Strategy, I withdraw my previous objection.

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