

Hassocks Public Rights of Way – Pre-Project Report February 2025

East side of Parish - (historically Keymer Parish)

Appendix 7

Path ID	Route Description	Planned Action	Progress
1K	Ockley Lane to Burgess Hill Water Tower (FP)	Paved private road – No action Consider upgrade to Bridleway to facilitate cycle route to link with 3K towards Ditchling.	See Path 3K
2K	Wellhouse Lane (FP)	Paved private road – No action	
3K	Ockley Lane South to Oldlands Mill (BW)	Majority of Bridleway rebuilt in 2017 – in very good condition Consider off-road extension to Wellhouse Lane to link with Burgess Hill Green Circle	On Project List for preliminary investigation.
4K	Adjacent to middle part of Path 3K (FP)	Footpath steps replaced in 2017 – No further action proposed as Users would use Path 3K in preference during wet weather.	
5K	Friars Oak Pub east across railway to Ockley Manor (FP)	The old crossing was replaced by a tunnel in 2022. The East section has been upgraded to an aggregate all weather surface. Connection to tunnel is outstanding. The West section is currently in a building site. The upgrade to of both sections to bridleway is not complete – pursue with WSCC and developers.	A new tunnel was constructed in February 2022 with the approaches widened to allow upgrade to Bridleway. The tunnel will allow cycle and pedestrian access. WSCC have confirmed they support upgrading to bridleway and Taylor Woodrow -the Ockley Lane Developer has indicated that the surface will be improved to allow upgrading to bridleway. Contact with developer for Friars Oak Fields over upgrading through to A273 is outstanding. A WSCC response to latest Reserved matters Planning Application has included this requirement.
6K	Ockley Manor to Oldlands Mill (BW)	Paved private road – No Action Links to ESCC Bridleway Link into Ditchling	Continuation into Ditchling Parish was repaired in 2024 with hardcore by Monday Group but not to standard ESCC would require. In 2022 ESCC Councillor was asked to support an upgrade. ESCC put it on a list but no action yet. Meeting with Ditchling PC due in March 2025 to discuss.
7K	Woodland Road west under railway to Little Copse Road (FP)	Paved footpath resurfaced in 2019 which included removal of flooded depression – No Action	
8K	Thatched Inn SE toward Ditchling (FP)	Heavily used path with fenced sections – Western section across open field from Thatched Inn is passable even in wet weather. Eastern section from junction with 9K to Parish boundary is fenced and due to heavy use is treacherous in wet weather.	Recently the stile and hazardous area of ground at Parish boundary was replaced with a short hardcore section. Monday Group has put boardwalk over 2 areas of boggy ground just east of parish boundary. Meeting with Ditchling PC took place 5 th March 2025 to discuss – On project list for potential upgrade to hardcore surface.

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9K	Silverdale north to Path 8K near Damian Way (FP)	North Section is heavily used and gets boggy and treacherous to use in wet weather.	Monday Group has installed Boardwalk over two worst sections. Meeting with Ditchling PC due in March 2025 to discuss – On project list for potential upgrade to hardcore surface.
10K	Fir Tree Way NW across Adastra Park to Grand Avenue (FP)	Diagonal route across Park creates issues when holding ticketed events. Rerouting to an existing E-W path in Adastra Park was abandoned by HPC when the new WSCC charging scheme made this untenable (WSCC advice for short events make application unnecessary)	WSCC costs (over £6000) for rerouting paths and potential for extra costs due to objections make this untenable. WSCC do not take speedy action when paths are blocked and as an alternate route is available the Parish can temporarily close the path for individual events.
11K	Woodsland Road North to Path 5K at Woodside Grange (FP)	Paved private road which provides walking and cycle access to Clayton Mills – Upgrade to Bridleway/Cycleway required as part of future housing development North of Path 5K	Taylor Woodrow confirm upgrade to Bridleway/Cycleway will be carried out as part of future housing development North of Path 5K with delivery in late 2025. Current 11K section has been resurfaced in preparation for the new cycleway.
12K	Lodge Lane SW toward Half Way House – becomes Path 18C (FP)	Fenced Section nearest Lodge Lane was improved with hard surface in 2016 – remainder is in open countryside. Action- Area approaching stream is slippery and needs hard surface as does entrances to WSCC owned School fields and approaches to stile at PROW 18C	On Project List for discussion with: <ol style="list-style-type: none"> Monday Group for area approaching stream WSCC School for path through their land Monday Group for area approaching Stile at 18C
13K	New Road SW toward Clayton – becomes Path 19C (FP)	Little used path because it ends on Fast road with no pavements.	
14K	Lodge Lane (Southern part) SW to Underhill Lane (FP)	Path in Open Countryside with normal wet weather issues – Review in 2026 as some sections are boggy	Not critical as Lodge Lane (south) offers a dry walking route to South Downs. Review in 2026
15K	Underhill Lane to Keymer Post (on South Downs Way) continuing SSW toward Chattri Memorial – becomes 21Py (BW)	Steep climb with gravelly surface on North section – generally dry and useable all year. -No Action Line of PROW appears to be off route on OS map	Line of PROW to be reviewed alongside 18K (see below)
16K	Link Path from Car Park on Underhill Lane in Ditchling Parish connecting to North section of Path 15K (FP)	Gravelly surface makes this useable in winter – No Action	
17K	Section of SDW from Keymer Post West toward Jack and Jill Windmills – becomes 17C (FP)	Part of South Downs Way and fully maintained by SDNP and upgraded in 2018	

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Path ID	Route Description	Planned Action	Progress
18K	Link Path from 15K (Section S of SDW) South to Parish Boundary and toward Standen Farm (FP)	Line of PROW appears to be off route on OS map	
19K	Mackie Avenue to Path 21K behind gardens of Grand Avenue (FP)	Low use path with sections of poor-quality surface. Could benefit from levelling and realigning but usage doesn't justify hard surface. Discuss with Clayton Mills Management Committee for levelling and Monday Group for Clearance	On Project List for future action
20K	Ockley Lane to Fir Tree Way behind gardens of The Quadrant and along Clerks Acre (FP)	Poor quality surface particularly at east end – otherwise ok for the light use it gets.	
21K	Woodland Road to Grand Ave behind Gardens of Queens Drive (FP)	Moderately heavy use as a link route – surface is rutted and overgrown in places – would benefit from widening levelling and a hard surface for all year use. Priority for upgrade	This path has heavy use and is a useful link avoiding the High Street(Keymer Road Shops). included in Priority List for 2022/23. Pre-planning work encountered issues with TPO restrictions which MSDC tree officer indicated could be overcome. Earlier estimates out-of-date. Needs to be re tendered.
22K	Orchard Lane along West side of Adastra Park (FP)	Private Road maintained by Parish Council and other owners – would make a good traffic free cycle route to village centre and schools avoiding Grand Avenue. Discuss with WSCC	
23K	Link Path from The Close to Path 22K (FP)	Little used path with sections of poor-quality surface. No action	
24K	Link Section From Damian Way to Path 9K (FP)	Paved Path – No Action	
25K	Short Section of SDW from Keymer Post East toward Ditchling Beacon (FP)	Part of South Downs Way and fully maintained by SDNP and upgraded in 2018	

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West side of Parish – (historically Clayton Parish)

Path ID	Route Description	Planned Action	Progress
1C	Now part of Burgess Hill	Outside the Parish	N/A
2C	From Albert Drive southward then along East side of Tesco Superstore Car Park then west to Tesco roundabout (FP)	Outside the Parish	N/A
2C-1	Tesco Roundabout to Scotches Farm (FP)	Part of Burgess Hill Green Circle – Landowner is BHTC	N/A
2-1C	Short section - Scotches Farm to The Paddocks (BW)	Part of Burgess Hill Green Circle – Landowner is BHTC	N/A
3C	Jane Murray Way to Hammonds Mill Farm (FP)	North section is part of Burgess Hill Green Circle South section recently fenced by Landowner – Consider for upgrade to Bridleway - Discuss with WSCC	On Project List for Preliminary Investigation
4C	Link Path from Path 3C to Path 6C adjacent to Hammonds Mill Farm (FP)	Recently fenced by Landowner – Consider for upgrade to Bridleway - Discuss with WSCC	On Project List for Preliminary Investigation
4C-1	Hammonds Mill south to Path 4C-2 (FP)	Consider for upgrade to Bridleway - Discuss with WSCC	On Project List for Preliminary Investigation
4C-2	Friars Oak House west to Path 8C then North to Path 4C-1 then west towards Hurst College (BW)	Generally good except in wet weather – Proposed upgrade to hard surface with funds from Golf Course S106 funds – Research funding	On Project List for Preliminary Investigation
5C	Link from 2C-1 to 57Hu outside The Paddocks	Path is on paved Private Road – No Action	
5C-1	Along Scotches Farm east boundary then SW toward Hurst College – becomes 78 Hu (FP)	Path in Open Field with normal wet weather issues – No Action	
5C-2	Link Path from 5C-1 to Hammonds Mill Farm (FP)	Unlikely to be heavily used as in fenced field and better alternative paths exist – No Action	
6C	London Road (just S of entrance to Hammonds Mill Farm) west beside stream towards Hurst College – becomes 56-2Hu (FP)	Path in Open Countryside with normal wet weather issues but generally good surface – No Action	

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Path ID	Route Description	Planned Action	Progress
7C	From Junction of Path 4C-2 and Path 8C NW towards Hurst College (FP)	Path in Open Countryside with normal wet weather issues but generally good surface – No Action	
8C	Whole of Belmont Lane through Clayton Wickham then North to Junction of Path 4C-2 and Path 7C (BW)	Bridleway on paved private road with northern section on upgraded hard surface. Northern section upgraded in summer 2024 as part of S106 for Bellway development	
9C	Friars Oak Pub West to Belmont Lane (FP)	Currently affected by housing development – Western section will need upgrading on completion of the development to carry extra users and consideration of upgrade to Bridleway to carry cycle way towards Hurstpierpoint	On Project List for Preliminary Investigation
10C	London Road (Saxon Mills) NW to Path 9C	SouthEast section within housing development so tarmacked surface NorthWest section is recently fenced and now becomes boggy in winter	On Project List for discussion with Landowner
11C	Crossways Lane to Path 13C just north of Coldharbour Farm (FP)	Northern section affected by flooding. Hard surface installed in two stages 2019 and 2022. 20M Section at southern end of hard surface between two stiles needs hard surface due to heavier use. Remainder of path is Open fields so normal wet weather issues	Discuss with Monday Group and Owner about delivery of MOT to site to address issue. (Maintenance Issue)
11C-1	Link Path in field just north of Coldharbour Farm (FP)	Path in Open Countryside with normal wet weather issues – No Action	
12C	Brighton Road (N of Jack & Jill Pub) to Path 28C at Coldharbour Farm (FP)	Low usage path in Open Countryside with normal wet weather issues – No Action	
13C	Brighton Road (Clayton Burial Ground) West then South to Path12C at Coldharbour Farm (FP)	Well used path in Open Countryside with normal wet weather issues. A short section to west of junction with 11C-1 enters a wood and was severely affected by protruding tree roots – upgraded to hard surface by WSCC with financial support by Parish in 2022	

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Path ID	Route Description	Planned Action	Progress
14C	Keymer Road (Rail Bridge) South to A273 at Clayton (known as Cinder Path) (FP)	Well used Path linking Hassocks to Clayton. Many sections are paved but now in poor state. Planned improvements by WSCC and SDNP were proposed but are currently stalled due to Access Difficulties and lack of S106 monies.	Need to approach funding partners such as the national park, the railway company, a local developer and possibly the Woodland Trust to see if we can identify a way forward.
15C	Clayton Rec to Mill Lane & SDW by Jack Windmill (BW)	Well used Bridleway giving traffic-free access to the Windmills and SDW. – Managed by SDNP and upgraded in 2018	
15-1C	Link into Jack and Jill Windmill car park (FP)	Managed by SDNP	
16C	Path adjacent to mid-section of Path 15C	Managed by SDNP	
17C	Mill Lane (at Jill Mill) East toward Keymer Post – becomes 17K (BW)	Managed by SDNP – Improved to a good standard in 2018	
18C	New Road at Path 21C to Half way House then NE to become Path 12K	Follows existing track then crosses well drained field. Stile at junction with PROW 12K needs upgrade and groundworks	See PROW 12K for action
19C	Spring Lane NE to New Road - becomes Path 13K (FP)	Little used path because it ends on Fast road with no pavements.	
20C	Underhill Lane (Pump House) to Bridleway 15C (FP)	Steep access on track then well drained field. – Managed by SDNP	No review proposed
21C	New Road at Path 18C to Spring Lane Clayton (BW)	Well Used Good condition track and then roadway - No Action	
22C	No Record on Database		
23C	Keymer Road to Clayton Avenue (west end) then to Path 14C (FP)	Northern section is a boggy and little used path. Western Section is well used and gets muddy in winter. As 14C is paved upgrading the western section of this path would be beneficial. Junction with Path 14C was potential trip/ fall hazard and Monday Group infilled slope with hardcore Autumn 2021.	Path is well used as a connector into village and was planned for priority upgrade in 2022/23. Get requote ASAP.
24C	Keymer Road Mini Roundabout to No 9 Clayton Avenue (FP)	Paved footpath – No Action	
25C	Link Path West end of Ockenden Way to Path 14C (FP)	Paved footpath – No Action	

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Path ID	Route Description	Planned Action	Progress
26C	Linking Downsview Road to Parklands Road in Hassocks (FP)	Paved footpath – No Action	
27C	Butchers Wood at Path 14C to Half Way House (FP)	Well used path in Open Countryside with normal wet weather issues. A short section adjacent to Herring Stream floods and improvements would be beneficial – however flood control and a raised section of walking route make this a potentially costly improvement. Discuss with HKD and Flood Group	Landowner has installed a hardcore path adjacent to Woodbine Cottage on the slope down to the stream which has improved the worst section. Outstanding issue with stream crossing which will be presented as a separate project which combines flood control with a raised path/track to Flood Group for possible WSCC Watershed funding. Since 2023 noticeable improvement in flooding – possibly due to clearance of blockages work by landowner.
27-1C	Misty Bridge at Path 14C to Path 27C at Woodbine Cottage (FP)	Well used path in Open Countryside with normal wet weather issues.	
28C	Coldharbour Farm to New Way Lane (FP)	Paved footpath – No Action	
29C	A273 at Clayton Burial Ground to Misty Bridge (FP)	Review shows that path is acceptable – No further action at present	
30C	Now part of Burgess Hill	Outside Parish	
3739	Tesco Roundabout west to Parish Boundary	Part of Burgess Hill Green Circle – managed by BHTC	
3741	Tesco Roundabout east to Hammonds Ridge Roundabout	Part of Burgess Hill Green Circle – managed by BHTC	
3742	Link Path at Hammonds Ridge Roundabout	Part of Burgess Hill Green Circle – managed by BHTC	
3743	Link Path at Hammonds Ridge Roundabout	Part of Burgess Hill Green Circle – managed by BHTC	