

Appendix 9b

KINGSTON PARISH COUNCIL FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS: A REVIEW

	RIGHT OF WAY	Status	LANDOWNERS	ISSUES	ACTION TO DATE	ACTION NEEDED
1	EXISTING RIGHTS OF WAY					
1.1	Juggs Way and Kingstonridge with the C7 KIN/5/1 & KIN/5/2	Restricted byway An ancient path linking Lewes with Brighton, heavily used by pedestrians, cyclists and horse riders.	N/A	Dangerous junction with C324 taking traffic to and from C7 to A27. On brow of the hill, no safe crossing point and no signage warning motorists.	SDNPA installed signs warning pedestrians, cyclists, horse riders of road ahead. KPC awaiting outcome of feasibility study from ESCC Highways to reduce traffic speed and increase safety at the junction.	Establish safe crossing point with appropriate signage at junction.
1.2	Kingstonridge to South Downs Way KIN/10/1 & KIN/10/2	Restricted byway A continuation of the ancient path linking Lewes with Brighton, still heavily used by pedestrians, cyclists and walkers.	Farmer	Lower section of path near Kingstonridge is badly rutted and becomes waterlogged. In heavy rain water floods the end of Kingstonridge and runs down to Church Lane and into the Avenue.	Channels have been excavated at the foot of Kingston Hill to drain into Kingston Hill Fields but the problem remains. The path is so compacted that little water soaks into it.	Explore the further possibilities for diverting the water.
1.3	Foot to the top of Kingston Hill to link with South Downs Way KIN/11/2	Bridleway A well used path by walkers, cyclists and horse riders.	Farmer	Deeply rutted making cycling difficult. The path can be slippery for pedestrians but is not hazardous.	The landowner has constructed various 'grips' to channel water away from the path but with limited success.	As above

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1.4	Top of the Hill to Swanborough KIB/4/1 & IFD/11/1	Bridleway Note: only the top of the path is in the parish.	Farmer Iford Estate	The path is in reasonable condition for most of its length but at the point where it meets the road into Swanborough becomes impassable in bad weather.		Remedial work on lower section.
1.5	Swanborough Drove to Wellgreen Lane KIN/2/1	Important route for children from Swanborough to get to school. Also used for local leisure and to access South Downs.	Private landowner & Iford Estates	Poor surface, liable to flood (spring runs beneath the path) and becomes impassable. Problems exacerbated by horse riders using the path.	Action Group suggestion that horse riders use an alternative route rejected by landowner. Iford Estate offered to resurface the path but this was felt impractical as with heavy rains the surface would likely be eroded and hard surfacing would increase flooding in neighbouring gardens and in Wellgreen Lane.	Reconvene meeting to reconsider diversion of path and re-designation of current footpath as a bridleway. This meeting had been planned but was cancelled due to the pandemic.
1.6	Top of The Street to top of the hill KIN/8/1	Footpath Well used by locals and visitors; leading to South Downs Way.	Private landowner & farmer	Lower section through wood can be very slippery in wet weather. The next section between the end of the wood and the stile is steep and hazardous when descending. Despite stiles, steps and steep gradient, cyclists use the path and churn it up.	Steps were cut into the lower part of the path by the SDNPA but have eroded. More recently steps were cut into the steep section below the first stile.	Remedial work on the lower section to improve safety and make it easier to negotiate. Install a sign at the top of The Street making it clear that the path is unsuitable for cyclists.

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1.7	Kingstonridge to Church Lane round the tennis courts to The Street KIN/6/1	Adopted bridleway A heavily used by residents and visitors.	Mixed private ownership. ESCC RoW responsible for maintenance	Overgrown vegetation encroaches the path from St Pancras Green to the Street. Leaves accumulate in the autumn making it slippery.	For the last ten years the Action Group have kept the path clear but this is not sustainable long term.	KPC to liaise with Action Group and monitor clearance of path and consider alternative solution if necessary.
1.8	Back of the Garden Centre KIN/1/1 (connects to IFD/1/1 and LEW/1/1)	Footpath, the Kingston section of path from Newhaven to Lewes. Well-used	Iford Estate	N/A	N/A	NA
1.9	Carr's cottage, Wellgreen Lane to Spring Barn Farm KIN/3/1	Footpath Important off-road link to Lewes and much used by dog walkers.	Local farmer ESCC RoW responsible for maintenance.	Over-grown hedges on section nearest to Wellgreen Lane. Last section by school extremely muddy in wet weather. The gate at the end of the section by the school is too narrow. The section immediately before Spring Barn field floods making the path impassable.	Asking neighbouring properties to cut back hedge. Efforts have been made to solve the mud problem on the section behind the school by adding hard-core to the surface. This has proved only a temporary fix.	To resolve the difficulties with the narrow gate. (Note: if the path is diverted this is unnecessary.) Approach the landowner about diverting the path to join the field at an earlier point and so avoid the mud.

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1.10	<p>Bumpy Lane' KIN/20/1</p> <p>Fox Twitten' KIN/19/1</p>	<p>Adopted bridleways</p> <p>Widely used by local residents</p>	<p>KPC owns the subsoil and is responsible for trees at the edges.</p> <p>ESCC RoW are responsible for 4 metre width of surface maintenance to keep access clear and surface safe as a bridleway.</p>	<p>Laurel hedging planted along lower section by developers contravening restrictions in planning permission.</p>	<p>Reported to LDC / SDNPA planning authority.</p>	<p>Replace laurel with native hedging.</p>
1.11	<p>Twitten from Mushroom Field leading to St Pancras Green</p> <p>Note: not marked on RoW map</p>	<p>Widely used by local residents</p>	<p>Unclear</p>	<p>Generally in good condition apart from overgrown vegetation</p>	<p>For the last ten years the Action Group have kept the path clear but this is not sustainable long term.</p>	<p>KPC to liaise with Action Group and monitor clearance of path and consider alternative solution if necessary.</p>

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2	FOOTPATHS AND CYCLEWAYS					
2.1	<p>Ashcombe Hollow footpath alongside C324 from Nan Kemp's corner to the railway bridge.</p> <p>Note: this is not marked on the RoW map</p>	<p>Footway</p> <p>Widely used by local residents to reach the bus stops on the A27.</p> <p>It is also used (illegally) by cyclists to safely reach the bike route to Brighton.</p>	<p>Owned and maintained by ESCC Highways</p>	<p>Note: most of the path is outside the parish boundary.</p> <p>Generally the path is in reasonable condition. There is a particularly bad 5m section in the middle where tree roots have broken through the surface.</p> <p>Poor signage.</p> <p>The path is not suitable for both pedestrian and cycle use.</p>	<p>The Action Group have taken responsibility in recent years for cutting back the vegetation to ensure the full width of the hard surface is clear.</p> <p>ESCC informed us they intended to survey the path but were unable to do so because of leaf cover.</p>	<p>KPC to pursue ESCC Rights of Way re maintenance issues.</p> <p>To consider how best to safely increase the usage for both pedestrians and cyclists either by developing a new cycleway parallel to the path or developing the existing path into a bridleway to accommodate both pedestrians and cyclists. The idea might be supported by the SDNPA Sustrans and Cycle Lewes.</p>
2.2	<p>Shared bike path to Lewes</p> <p>Alongside C7 from junction of Wellgreen Lane to Spring Barn Farm and then on other side of the road to Stanley Turner Ground and on into Lewes.</p> <p>Note: only partly within the parish.</p>	<p>Shared bike path</p> <p>Well used by pedestrians and cyclists.</p>	<p>Adopted and maintained by ESCC</p> <p>Iford Estate have recently laid a permissive path across the field on the east of the C7 to access the cycle way.</p>	<p>There is no easy and safe access to the cycle path from the village. Access is along Wellgreen lane (C324) to the junction with the C7.</p> <p>The path becomes overgrown with vegetation.</p>	<p>A suggestion of alternative access to the cycle way, laying a track across the field behind the school has been explored and rejected by the landowner.</p>	<p>Re-consider how to improve the access to the cycle path from the village. It might be possible to extend the cycle path by converting the existing footpath from Spring Barn Farm and routing it through the caravan park.</p>

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3	DEVELOPMENTS					
3.1	Reinstatement of footpath from Ashcombe Lane north east from Audiburn to reach footpath LEW 37 (31). Kingston 21	Under review	Mixed ownership	ESCC recently issued a modification to the definitive map reinstating what is maintained to be an ancient footpath which crosses through private properties.	KPC and others objected to the reinstatement of the path through private properties and suggested the path be re-routed to provide a useful route to Lewes avoiding the footpath alongside the C324. The matter is currently under consideration with the planning inspector.	Await the Planning Inspector's decision and review action needed.
3.2	Two paths on Kingston Hill 1. 'Horseshoe path' curves around the base of the hill linking 2 of the paths going up the hill. 2. Links 'Horseshoe path' with the 'Scar path' at an angle up the hill	These are not rights of way but have been used as such for many years.	Farmer	These are both on access land but access is blocked by a fence and a gate.	Several years ago KPC, prompted by the Action Group, reached agreement with the landowner to make both of these paths permissive paths. SDNPA had agreed to install stiles. However the landowner withdrew his consent at the last minute.	New approaches are made to the landowner to seek agreement to designate as permissive paths and install stiles. If that is unsuccessful consideration should be given to designate at least the horseshoe path as a public footpath which can be done without the landowner's consent.

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3.3	Bridleway from Kingstonridge, through the land alongside Slade across Kingston hill Fields to Scabby Brow KIN/17/1	Bridleway	Private owner and Kingston Hill Fields	Currently this bridleway is blocked by the owner of the land alongside Slade. The bridleway stops at Scabby Brow.	A lot of discussion about the merits of opening up and extending this path to provide a more direct route to the A27 (avoiding the C324 and the Ashcombe roundabout) to get to the universities, Brighton and the western part of the South Downs Way.	KPC to instigate discussions with interested parties to open up this path.