WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC Highways - Public Rights of Way
DATE:	2 May 2025
LOCATION:	Lock House Lock Partridge Green West Sussex RH13 8EG
SUBJECT:	DC/25/0359 Conversion of 2no. existing buildings to holiday let use. (Full Application).
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	BW1864 and FP1863
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.

Having consulted the online documents I can confirm that the proposed access to the holiday lets follows the above-named Public Rights of Way (PRoW). These are currently already used by vehicles accessing properties and as the additional vehicle movements are limited we have no objection to the proposals.

Having said that there are some important points for the applicant to note. Firstly, there can be no blocking or restriction of the legal width of the PRoW as part of this proposal. Any restriction or obstruction of the routes to their lawful users would be considered an offence under the Highways Act 1980.

Further to this any vehicular use of these PRoW must be done so with a legally recognised private right of access. If there is no private right of access vehicular use on a Footpath or Bridleway would be considered a criminal offence.

As vehicular use is by way of a private right it is important to note that vehicular users should give way to lawful PRoW users as the public right takes precedent over any private right. It is worth considering putting up notices warning both PRoW users and vehicular users of the potential conflict along these routes.

Finally, it is important to note that any damage done to the surface in exercise of a private vehicular right is the responsibility of the landowner/individuals exercising their private vehicular right to make good and repair where necessary.

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Rights of Way information is not definitive.

Nick Scott
Principal Rights of Way Officer
Public Rights of Way
West Sussex County Council