WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC Highways - Public Rights of Way
DATE:	29 August 2025
LOCATION:	St Johns Farm Trout Lane Brooks Green West Sussex RH13 0JN
SUBJECT:	DC/25/1196 Prior notification for the erection of an agricultural building for the storage of hay, silage and agricultural machinery and equipment.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP's 1902 and 2812
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 there are some points I'd like to raise which should be noted by the applicant. In principle we do not object to this proposal but firstly considering the route into the site to undertake the proposed works this runs along the legal line of footpath 1902. The applicant needs to consider possible mitigation during development to reduce the risk to lawful path users and this could simply be notices on site warning walkers and vehicular users of the potential conflict. It is also important to note that any damage done to the surface through vehicular access is the responsibility of those exercising vehicular rights to make good. Finally with regard to this element of the route it is important to note that public rights take precedent over private vehicular rights therefore vehicles should give way to lawful footpath users.

In terms of the section of FP2812 which runs along the northern boundary of the site. The proposed plans show the red line boundary sitting to the south of the public footpath but the applicant must not restrict or narrow the route of the footpath or disturb the surface of the footpath as this would be an offence under the Highways Act 1980. It is also an offence to block the public footpath.

If the applicant is unsure of the recorded legal width I would strongly recommend they request the information about legal lines and widths from WSCC legal department by email to legal.services@westsussex.gov.uk

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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