WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC Highways - Public Rights of Way
DATE:	1 February 2024
LOCATION:	Land Opposite 269 To 287 Old Shoreham Road Southwick West Sussex
SUBJECT:	AWDM/0116/24 Erection of extension to south and west of existing Garden Centre, providing Internal Retail Area, Warehouse and associated Goods Delivery Yard. Extension and landscaping of External Retail Area to west of Garden Centre including new security fencing to Western boundary. Demolition of existing frost canopies and erection of new semi-enclosed glass roof frost canopy. Diversion of existing Public Right of Way. Creation of new vehicle access from Old Shoreham Road. Internal alterations including relocation of Offices and replacement of existing Goods Lift. Application to vary AWDM/1154/21 Condition no.01 - approved drawings to alter the proposed frost canopy arrangement and amend the fenestration to the approved extension.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP14So
RECOMMENDATION:	More Information
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 it appears the intention is to divert the existing line of the footpath. It is important that this is addressed clearly as part of any planning application, most commonly under s.257 of the Town and Country Planning Act.

Having said that the footpath has dual classification and is actually classed as an E-Road therefore falls within the maintenance and management regime of WSCC's Highways department therefore more details consultation will be required with them as will manage and maintain this route in the future.

Due to WSCC PRoW teams interest in the route however I would very much appreciate us being kept informed on how this application and subsequent diversion application progresses as we will need to be consultees and approve any future surface provision on the line of the footpath.

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