

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	29 April 2025
LOCATION:	Stonehouse Farm Handcross Road Horsham RH13 6NZ
SUBJECT:	DC/25/0403 Full Planning Application to form a comprehensive masterplan including: 1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed. 2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath. 3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.
DATE OF SITE VISIT:	01/11/2024
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 1708
RECOMMENDATION:	Objection - 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.

The existence of a Public Right of Way (PROW) is a material consideration. Should planning consent be granted, the impact of development upon the public use, enjoyment and amenity of the PROW must be considered by the planning authority.

This is an extensive proposal encompassing the redevelopment of land for both commercial and residential purposes. It further proposes the creation of a circular permissive footpath which would be very welcome.

In general terms, the Public Right of Way, Footpath 1708, is the only PROW potentially affected by this application. This PROW lies on the access road from Handcross Road to the existing commercial building and then continues north to meet Hammerpond Road

immediately east of Jacksons Farmhouse. I have previously been approached to provide clarity on the legal line of this footpath and visited the enquiring parties on site in November 2024. They are, therefore, aware of the legal line and the requirements for diverting this line.

I have viewed all the documents currently associated with the application, in particular the 'Site Wide Masterplan', 'Site Location Plane', 'Site Layout Plans' and the 3D presentations and my recommendation is 'Objection – more information required'.

I do not find sufficient information directly relating to the PROW to permit me to make any other recommendation. In particular, the Applicant should address:

The documents show the southern half of 1708 to the west of the access road. This is not the legal line and it is unclear whether this is to be addressed through Highways or Planning legislation.

In any event the PROW must cross the access road south of the existing commercial building. With a significant increase in vehicular traffic, the application should address how this is to be achieved safely and with consideration for the fact that users of the PROW enjoy a right of way over the vehicular traffic.

The proposal appears to show the PROW being moved to the east where it passes the existing commercial building but again does not explain why this is required.

At the northern end of the PROW the legal line dog-legs to the west of Keepers Cottage however the proposal shows it continuing in a straight line.

Once the Applicant has addressed these matters I would be happy to consider the proposal again.

© Crown copyright and database rights 2025 OS AC0000849983. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Rights of Way information is not definitive.

Steve Alexander
Access Ranger
Public Rights of Way
West Sussex County Council