

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	23 March 2026
LOCATION:	Nash Manor Lower Nash Nutbourne Lane Pulborough RH20 2HS
SUBJECT:	DC/26/0158 Demolition of agricultural barns and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and landscaping.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 2336 / Bridleway 2334
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.

I understand this application to be for the demolition of agricultural barns and the erection of a 3no. dwelling. If I am mistaken in this then I reserve the right to submit a further submission.

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.

I do not find the 'Site Location and Proposed Block Plan' particularly clear however it appears that the closest PROW, Footpath 2336, runs outside the red line boundary, touching the north-west corner. Bridleway 2334 is also outside the boundary, a short distance to the south.

If this is correct then my recommendation is one of 'no objection'.

My only concern is the additional traffic using Nutbourne lane and, although I accept that this will be limited, I wish to remind the Applicant that a public access right has precedence over a private access right. Where a PROW runs along or crosses a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury – the applicant must consider how access is managed so the public is not endangered or inconvenienced.

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Rights of Way information is not definitive.

Steve Alexander
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Public Rights of Way
West Sussex County Council