

Mr David Purcell
45 Cissbury Gardens
Worthing
BN14 0DZ

23 April, 2026

Sam Nye, Case Officer
Planning Department
Horsham District Council

Planning ref: Planning Application No. DC/26/0502

Dear Sam,

Location of application: Stanford Barn Bines Green Partridge Green RH13 8EH

Details of application: Prior Notification for Change of Use of Agricultural Buildings to 5nos dwellings (C3 Use class).

I am submitting this objection to planning application DC/26/0502 for and on behalf of the Ramblers in my role as West Sussex Area Footpath Officer. The concern relates specifically to the impact on a Public Right of Way, namely footpath AST-2518 that passes through the application site.

The applicant makes no mention of the footpath within the application but as a recognised public Highway it is a material consideration.

The Ramblers have concerns about the potential impact upon the Right of Way and therefore urge the Planning Authority to consult with the WSCC Public Rights of Way team (prow@westsussex.gov.uk).

A Public Right of Way (PRoW) in the form of footpath 2518 runs through the application site, between the B2135 in the east and Ford Lane to the west. The legal line of the footpath passes immediately to the north of Barn C but is currently obstructed and is understood to have been so for some considerable time. Walkers are obliged to follow an alternative line that passes along a track to the immediate south of Barn C. This is recorded as a known issue by the Public Rights of Way team.

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Ramblers

13 Dirty Lane, London SE1 9PA
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Registered office, c/o Bates Wells, 10 Queen St Place, London EC4R 1BE.

The image below is an extract from WSCC iMap showing footpath 2518 (purple line), with the application site at the eastern end. Where the path splits around the building identified in the plans as Barn C, the route to the north relates to the legal line of the footpath (obstructed), while the parallel route to the south is the current walked line.

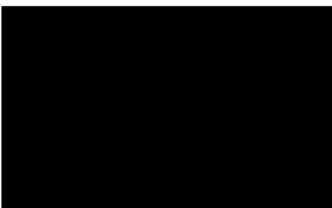


We object to the change of use application for the following reasons:

- The applicant has failed to acknowledge or take into account the existence of the PRoW.
- The current legal line of the footpath is obstructed.
- It is unclear how conflicts between legitimate users of the footpath and traffic entering and leaving the site will be managed, both during construction and subsequent occupation.

In the event that the Planning Authority are minded to grant prior approval, a condition should be imposed to require that an application is made to the Highways Authority to divert the footpath on to a route through the site and beyond to the west that is acceptable to the WSCC Public Rights of Way team.

Yours sincerely,



West Sussex Area Footpath Officer, Ramblers

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