RAMBLERS Sussex

Mr David Purcell
45 Cissbury Gardens
Worthing
BN14 0DZ

23 January, 2024

Hannah Darley, Case Officer
Planning Department
Horsham District Council

Planning ref: Planning Application No. DC/24/0037

Dear Hannah,

Location of application: Stumbleholme Farm Rusper Road Ifield RH11 0LQ

Details of application: Prior Notification for demolition of existing agricultural barn.

I am submitting this objection to planning application DC/24/0037 for and on behalf of the Ramblers in my role as West Sussex Area Footpath Officer. The objection relates specifically to the impact on a Public Right of Way that is immediately adjacent to the application site.

The Ramblers works to help everyone enjoy the pleasures and benefits of walking, and to enhance and protect the places where people love to walk. We are committed to encouraging and supporting walking, protecting and expanding public rights of way and access land, and protecting the beauty of the countryside and other areas.

A Public Right of Way (PRoW) in the form of footpath 1549 passes immediately adjacent to the barn that is to be demolished under this proposal. It is noted that this application relates to one of the two agricultural buildings identified under DC/24/0033, Change of Use of Agricultural Building to 5no. dwelling houses and clearly the two proposals are mutually exclusive.

Ramblers
13 Dirty Lane, London SE1 9PA
020 3961 3300 | ramblers@ramblers.org.uk | **ramblers.org.uk**

The Ramblers' Association is a registered charity (England & Wales no 1093577, Scotland no SC039799) and a company limited by guarantee, registered in England & Wales (no 4458492). Registered office, c/o Bates Wells, 10 Queen St Place, London EC4R 1BE.

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We object to the planning application for the following reasons:

- The applicant has failed to take into account the existence of the PRoW; it seems to have been completely ignored
- There is no mention of any intent to apply to the Highway Authority for a temporary closure or diversion of footpath 1549 in the vicinity of the building to be demolished
- The public could be exposed to serious risk of injury in the event that they attempt to follow the legal line of the footpath.

The images below show a side-by-side comparison of an extract of the site plan provided by the applicant (left) and an extract from WSCC iMap showing the route of footpath 1549 (right, footpath shown in purple), showing an equivalent area in each case.



The image below is a merge of satellite imagery of the area around the barn to be demolished (yellow) and an extract from the WSCC iMap showing the legal line of footpath 1549 (purple). It shows that the legal line of the footpath is already partially obstructed by a muck heap to the west of the barn, and also suggest that walkers may be taking a route slightly to the north diagonally across the field (shown with red dashes), thus avoiding the obstruction and in fact bypassing the barn to be demolished although still potentially in conflict with site works and traffic on the access road.

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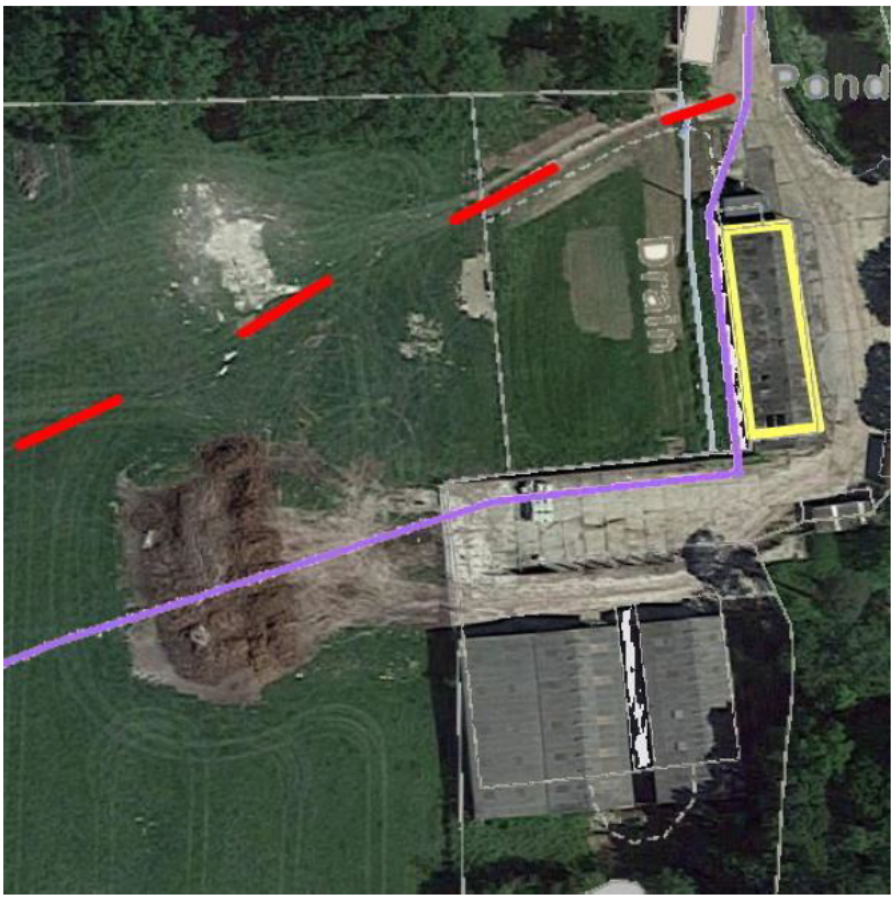

In view of the above, we urge the planning authority to refuse the application in its current form. In the event that the planning authority are minded to approve the application then it is essential that the applicant contacts the Highways Authority (prow@westsussex.gov.uk) before commencement of any demolition work to agree how the PRoW is to be managed, which may require a temporary closure of the footpath and/or a diversion to avoid any conflict with or risk to path users.

Yours sincerely,

[redacted]

David Purcell

West Sussex Area Footpath Officer, Ramblers

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