From: Nigel Bird <nigel.bird@westsussex.gov.uk>
Sent: 12 February 2025 15:28:53 UTC+00:00
To: "Shazia Penne" <Shazia.Penne@horsham.gov.uk>
Subject: RE: Planning Application DC/24/1767 - MORE INFORMATION REQUIRED - No Objection

Thank you, Shazia; yes I am satisfied with this arrangements and am able to remove my holding objection.

Many thanks for obtaining clarification.

Yours sincerely

Nigel

Nigel Bird
Countryside Access Ranger – Area 5
Rights of Way – Highway Operations
West Sussex County Council, Clapham Depot, Clapham, Worthing, West Sussex BN13 3UR

Phone: 0330 22 26724 **Mobile:** 07709 458982 **E-mail:** nigel.bird@westsussex.gov.uk **Web:** www.westsussex.gov.uk/prow

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From: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Sent: 12 February 2025 15:17
To: Nigel Bird <nigel.bird@westsussex.gov.uk>
Subject: RE: Planning Application DC/24/1767 - MORE INFORMATION REQUIRED - Holding Objection

****EXTERNAL****

Hi Nigel

This is to confirm that *'the gate to the yard is the only gate to be installed. There will be no gate at the access onto the lane. If at anytime in the future, a gate is put there, it will be a normal field gate with an equestrian handle'.*

The plan has been amended. Kindly advise that you are satisfied with this arrangement?

Kind Regards

Shazia Penne

Planning Officer

Telephone: 01403 215258

Email: Shazia.Penne@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Nigel Bird <nigel.bird@westsussex.gov.uk>
Sent: 11 February 2025 16:34
To: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Subject: RE: Planning Application DC/24/1767 - MORE INFORMATION REQUIRED - Holding Objection

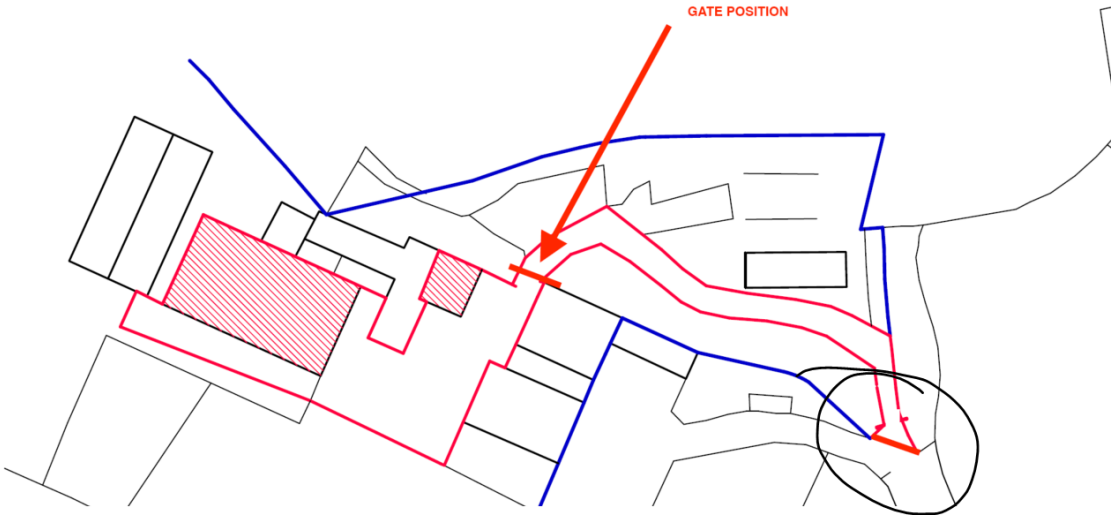
Good afternoon Shazia,

Thank you for your email – hopefully we will be able to clarify matters.

I have no objection to the gate indicated with the red arrow labeled as ‘GATE POSITION’. This is not on the public right of way and is, as you say, an internal gate necessary for livestock control.

I would ask you to clarify what gate is proposed, if any, at the location that I have ringed in black?

To confirm, this is an existing gate location. If it is proposed to replace this with a standard field gate, with an equestrian handle, that will be safe and convenient for equestrians to use, then I will be able to remove my holding objection. Anything other than this will require a specification to be agreed with us.



Many thanks

Nigel

Nigel Bird
Countryside Access Ranger – Area 5
Rights of Way – Highway Operations
West Sussex County Council, Clapham Depot, Clapham, Worthing, West Sussex BN13 3UR

Phone: 0330 22 26724 **Mobile:** 07709 458982 **E-mail:** nigel.bird@westsussex.gov.uk **Web:** www.westsussex.gov.uk/prow

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From: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Sent: 11 February 2025 14:23
To: Nigel Bird <nigel.bird@westsussex.gov.uk>
Subject: RE: Planning Application DC/24/1767 - MORE INFORMATION REQUIRED - Holding Objection

****EXTERNAL****

Dear Nigel

I contact you regarding the above planning application, the agent realised that the plans submitted do not represent the position of the gates and has resubmitted the attached plans. In addition, the plans attach represent the accurate position of the proposed gates. The inner gates are used to restrict the horses from escaping.

Kind Regards

Shazia Penne

Planning Officer

Telephone: 01403 215258

Email: Shazia.Penne@horsham.gov.uk

Horsham District Council 50 YEARS

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From: Planning <planning@horsham.gov.uk>
Sent: 07 February 2025 16:20
To: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Subject: FW: Planning Application DC/24/1767 - MORE INFORMATION REQUIRED - Holding Objection

Hi Shazia

Please see the below from WSCC PRoW.

Thanks
Nicky

Nicola Gooch

Planning Support Assistant

Telephone: 01403 215244

Email: Nicola.Gooch@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Nigel Bird <nigel.bird@westsussex.gov.uk>
Sent: 05 February 2025 11:29
To: Planning <planning@horsham.gov.uk>
Subject: Planning Application DC/24/1767 - MORE INFORMATION REQUIRED - Holding Objection

Change of Use of land and buildings to equestrian use. Conversion of existing livestock barn to
stable barn. Conversion of outbuilding into staff facilities. Installation of new gates to property.
New Inn Farm West End Lane Henfield West Sussex

Further to my consultation response of 23/12/24 in which I raised the concern over the proposed erection of a gate across Public Bridleway 2587 and in which I requested further information, I have been invited to comment of the applicant's statement on the matter.

Regrettably the statement provided does not clarify any of the points of concern. The applicant appears to have misinterpreted both the status of the public right of way and its alignment which leads me to escalate my concerns to a '**holding objection**' until a satisfactory response is received.

For clarification, the right of way is a Public Bridleway, not a footpath as shown on the drawing. Furthermore, the applicant's drawing and statement has been drawn to suggest that the public right of way is to the side of the access track rather than being carried along the access track and with those highway rights applying across its full width. It should be noted that the County Council's iMap system is not definitive and the alignment shown is not an accurate reflection of the PROW at the scale of the applicant's drawing.

I therefore reiterate my earlier request:

> It is noted that the applicant is proposing to replace the five bar gate with a new gate. The Highway Authority's consent is required to erect a structure on the public right of way but insufficient detail has been provided for the PROW Team to assess whether the proposed structure will impact upon the public's right of access and safety while using the public bridleway. I am therefore unable to consent to the proposed new structure.
>
> The Applicant must submit more information, please, detailing how the gate will be operated by members of the public to allow lawful public access for walkers, cyclists and equestrians, at all times. It should be noted that electric gates installed on a public bridleway should not have flashing lights or an audible alert, which might spook a horse.

Yours sincerely

Nigel

Nigel Bird
Countryside Access Ranger – Area 5
Rights of Way – Highway Operations
West Sussex County Council, Clapham Depot, Clapham, Worthing, West Sussex BN13 3UR

Phone: 0330 22 26724 **Mobile:** 07709 458982 **E-mail:** nigel.bird@westsussex.gov.uk **Web:** www.westsussex.gov.uk/prow

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