RAMBLERS Sussex

[redacted]
45 Cissbury Gardens
Worthing
BN14 0DZ

20 May, 2025

Shazia Penne, Case Officer
Planning Department
Horsham District Council

**Planning ref: Planning Application No. DC/25/0213**

Dear Shazia,

**Location of application:** Shiremark Horsham Road Capel West Sussex RH5 5JP

**Details of application:** Prior Notification for Change of Use of Agricultural Building to 2no. dwellings.

I am submitting this objection to planning application DC/25/0213 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 crosses the application site.

A Public Right of Way (PRoW) in the form of footpath 1486 runs west to east through the site from the A24 and will be impacted by the proposed change of use. The applicant makes no mention of the existence of the PRoW.

The image below is an extract from WSCC iMap showing footpath 1486. According to this, the legal line of the PRoW is already partially obstructed by the existing farm building, a situation that will clearly persist indefinitely under the proposed Change of Use.

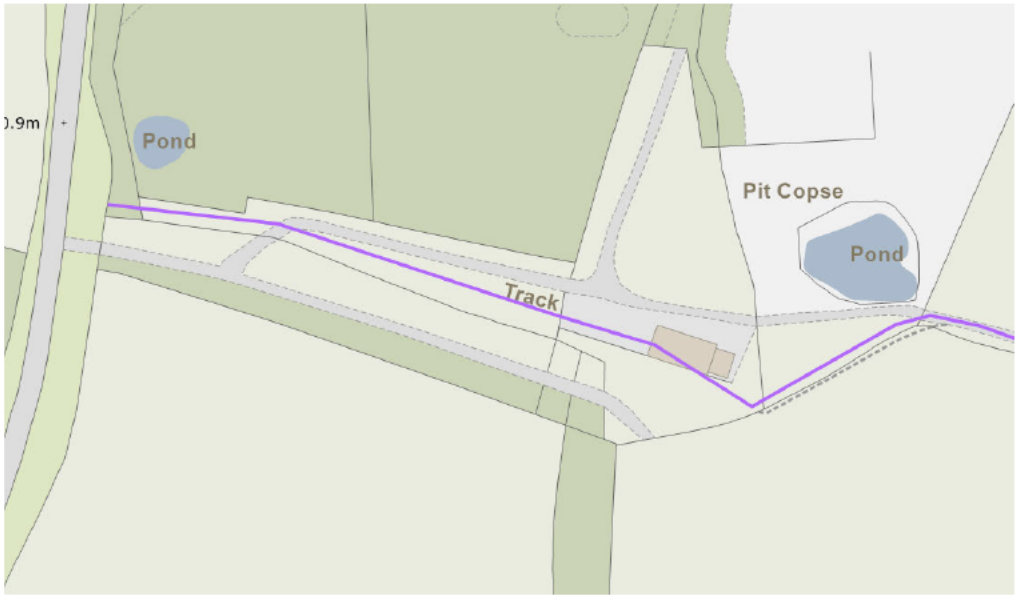
We urge the planning authority to consult with the Public Rights of Way Team (prow@westsussex.gov.uk) before making any decision on this application to ensure that due consideration is given to the potential impact upon the footpath.



**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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In the event that the planning authority are minded to consent to the existing proposal and the legal line of the path, or indeed the current walked line, is impacted by the proposed development then a planning condition should be imposed to ensure that the footpath is diverted onto an alternative route that is acceptable to the Highways Authority.

Furthermore a condition should be imposed to ensure that the PRoW team are consulted prior to any construction being undertaken so that appropriate measures are in place to ensure the safety of walkers making use of the footpath. This may require the applicant to apply for a temporary closure of the footpath.

Defra Circular 1/09 states at paragraph 7.2 that "The effect of a development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered."

Yours sincerely,

[redacted]

[redacted]

West Sussex Area Footpath Officer, Ramblers



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