

Orchard Hill House

From EG & JM Ryall & Sons

We having been looking at a copy of the planning report for change of Access for Orchard Hill House.

Bridle path 37 on the application is also one of our farm access tracks and not just a bridle path, which appears to be impression given on the planning application.

We have been farming the land since 1986, the track is used by our larger equipment, in application the legal width is 25ft, which is all good and correct, however you may not be aware that the bridleway is covered by legislation set out in the Highway Act 1980, which does not allow any type of gate or obstruction across it whatsoever not even a mobility/public access bridleway gate. As the major land owner we have serious concerns about unauthorized access to our property.

What is being proposed in the planning application regarding change of access will effectively ' open up the access width ' making it more obvious, encouraging unauthorized vehicular access to our land and buildings, which is unacceptable. I would suggest that County Council Countryside Access team, be contacted to access the exact legal status of this right of way. The net result will leave our property unsecure, we could well end up with fly-tipping and travellers on our land, without being able to prevent it. At the moment there is a metal post in the centre of the track giving the impression of no vehicular access but with the bridle way at the correct width people will be to able drive around it, and under the highway act 1980 it shouldn't be there anyway.

I look forward to your response

Neil Ryall

On behalf of EG & JM Ryall & Sons