

[REDACTED]
Sent: 19 September 2025 13:35

To: Kate.Turner <Kate.Turner@horsham.gov.uk>

Subject: Objection to application DC/25/1371 Land West of Parsons Field Stables Pickhurst Lane Pulborough RH20 1DA

I am writing once again on behalf of the Toat and Pythingdean Preservation Society to object to the above application which appears to be very similar to the previous one DC/25/0317 that was refused on June 6th 2025.

The comments made by NAPC planning consultancy from Cirencester show they have misinterpreted this application so therefore their letter of representation should be disregarded.

This application is trying to justify this unauthorised development by submitting further details that really do nothing to add to their argument that this development should be permitted.

Once again they fail to say this is for a CHANGE of use of the land. This was previously a field used for grazing horses.

The arboricultural report provided merely addresses the mature line of trees adjacent to the public footpath that runs along one boundary of the site. It states that as one of the stable blocks(American barn) has been built on a shallow base then the RPA of the mature oak trees is unlikely to be affected. However they say only the passage of time will show the actual effect. Likewise any damage caused by possible leakage from the concrete used for installing fence posts would not show immediately.

The hedge that has been replaced at the site of the new access point comprises field maple whips and not the mixed native hedge that was there previously. The site has been planted with numerous poisonous and invasive cherry laurels. The very large metal gates are still in situ. The application states there was a gate there before which had been covered over - the applicant has not provided evidence of this. This is contrary to statements made by several residents who have lived locally for twenty five years or more and have no knowledge of a gate there previously. [REDACTED] installed a farm gate in October 2024 telling the council it was for equine access only.

The original ecology report said the site was possible suitable habitat for [REDACTED] foraging. We note this has been removed from the updated ecology report because it would not now be the case as the site is covered in buildings. The lights that are left on all night will be disrupting the nocturnal behaviour of the bats increasing their vulnerability to predators.

The Water Neutrality figures are incorrect as water for at least seven equines has not been taken into account. Each horse/pony drinks several gallons a day. How have they been accessing a water supply since February.,There is no mention of a waste management plan or provision for muck storage. The amount of grazing land is inadequate for this number of horses and this is a material consideration.

Removal of some hard standing is mentioned but looking at the plan it is a minimal amount. They state the run off from the sewage treatment plant would be taken to a soak away drainage field. It has previously been established that infiltration is not possible on the land at Parsons Field.

The site visit for the assessment of the presence of great crested newt SHOULD NOT have taken place after the excavation work for this unauthorised development had already begun. Although they thought their presence negligible they could not rule it out completely. There are seven ponds within 500 metres of Parsons Field Stables and this site is within the amber zone.

There appears to be a large wooden building with metal bars being used a dog kennel. There is no mention of this in the application.

To suggest this development has no effect on the amenity of the local residents is totally incorrect. Horse riders, dog walkers joggers, and cyclists no longer feel safe on the lane and now take different routes due to the increase in traffic. Loud voices and barking dogs can often be heard from the site if walking on the footpaths and more rubbish is appearing on the verges.

Kind regards

[REDACTED]
The White Cottage
Toat Lane
Pulborough
RH20 1BY

On behalf of the Toat and Pythingdean Preservation Society