

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 January 2026 17:50:01 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2104
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 04/01/2026 5:49 PM.

Application Summary

Address:	Winstons Farm Muttons Lane Ashington Pulborough West Sussex RH20 3AL
Proposal:	Permission in Principle for the demolition of existing stables building and erection of a single dwelling on the footprint.
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address:	2 Oak Cottage Rock Road Storrington
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Other- Overdevelopment
Comments:	<p>I wish to register my strong OBJECTION to the above planning application for Permission in Principle for the demolition of an existing stable structure and the erection of a dwelling.</p> <p>This application is fundamentally misleading and inappropriate for the following reasons:</p> <ol style="list-style-type: none">1. This is not a working farm / Misleading classification <p>The land is repeatedly described as rural business land, which is</p>

incorrect. It has not operated as a farm for many years. Horsham District Council has previously classified the land as pasture/grassland (DC/18/0276). The existing structure has never been used as functioning stables, but as storage/dumping space. Any assertion that this is "grey belt" or legitimate rural enterprise land is an attempt to manipulate legislation and does not represent reality.

2. Outside Built-Up Boundary / Contrary to Policy

The site lies outside the defined Built-Up Area Boundary in an isolated rural location with no requirement for a rural worker's dwelling. It directly conflicts with Horsham District Planning Framework Policies 2, 3, 4 and 26 relating to countryside protection and development restraint. Previous refusals and dismissed appeals confirm longstanding planning harm.

3. Harm to rural character & heritage setting

The proposal is out of scale and inappropriate for the location, sitting close to heritage assets and harming the established rural character of Muttons Lane. It does not conserve or enhance the landscape and therefore conflicts with Policies 32 and 33 of the Horsham District Planning Framework.

4. Failure to address the Public Footpath / Public Right of Way

A public footpath runs through this plot, yet the application fails to acknowledge its existence or explain how public access will be maintained and safeguarded during and after development. This is a significant omission and raises serious concerns about access, safety and lawful protection of the Right of Way.

5. Inappropriate access & highway concerns

Muttons Lane is a narrow, single-lane rural road with no formal passing places and limited visibility. There is also no pedestrian footpath, meaning dog walkers, residents and other users are forced to walk in the road, increasing risk and conflict with vehicles. Encouraging further residential development here is inappropriate and raises genuine concerns regarding access, traffic safety, pedestrian safety, emergency vehicle access and increased vehicle pressure on an unsuitable rural lane. This location is not capable of accommodating additional traffic safely or sustainably.

6. Dangerous precedent for speculative development

Granting this application would set a deeply concerning precedent for wider residential development on surrounding land, encouraging speculative development by landowners who are not engaged in legitimate agriculture. The history of refusals locally highlights the importance of maintaining protection in this rural setting.

Water neutrality changes do not alter the fundamental inappropriateness of development on this site. The proposal remains unjustified, harmful and contrary to established local and national planning policy.

For these reasons, I respectfully request that Horsham District Council refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton