

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 December 2025 11:44:00 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 23/12/2025 11:43 AM.

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: 10 Rectory Close Ashington Pulborough West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Other- Overdevelopment
Comments:	<p>Given that this application was received on 23rd December 2025 with a 14 day turnaround (over the Christmas break while the Parish Office is closed), Ashington Parish Council wish to restate their comments made with regards to the previous application for this site (DC/25/003) and as noted below -</p> <p>The application was discussed at the parish council meeting on</p>

16th January 2025 and the council OBJECTED to the application on the following grounds -

- Outside the Built Up Area Boundary
- Not allocated within the made Ashington Neighbourhood Plan -
- Not essential to a countryside location
- Overdevelopment of the site

Comments summary

- Dominant dwelling within the context of the setting - Proposed footprint larger than existing footprint

The close proximity to a listed building and to PRoW 2621 should be noted and for the relevant HDC departments to advise accordingly regarding this.

The applicant's representative believes that the site would be deemed as "grey belt" land under December 2024 amendments to the National Planning Policy Framework (NPPF). They also assert the existing stable building should be considered as being "previously developed land" in the context of the revised NPPF.

The parish council consider that this site should neither be considered as grey belt land or previously developed land in the context of this planning application.

<https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>

It should be noted that Ashington Parish Council objected to a previous application for a 2 storey dwelling on this plot on similar grounds (DC/18/0267 - application refused). It was considered that the applicants have previously gained permitted development for the stable block for the express purpose of creating a footprint for a subsequent new application for a dwelling.

Kind regards

Telephone:

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