From: Planning@horsham.gov.uk
Sent: 04 March 2025 16:17
To: Planning
Subject: Comments for Planning Application DC/24/0256

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 04/03/2025 4:17 PM.

Application Summary

Address:	Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA
Proposal:	Change of Use of land for the stationing of 2 additional static caravans for residential purposes and the erection of a stable building for private use together with the formation of hardstanding and associated landscaping.
Case Officer:	Kate Turner

Click for further information

Customer Details

Address:	pythingdean farmhouse coombelands lane pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I support the attached letter. This development has continually pushed beyond the law and should be stopped. The above application is due before you on Monday March 10th. I am writing to you on behalf of the Toat and Pythingdean Preservation Society which is trying to preserve this rural hamlet situated to the West of the A29 at Pulborough. I am also a resident of Toat and drive past the application site regularly. Toat and Pythingdean is sparsely

developed open countryside most of which is located in the South Downs National Park approached from the A29 either via Hill Farm Lane or Blackgate Lane. Both of these locations have existing gypsy sites. There are Public Footpaths to the East and West of the site. The boundary of the SDNP runs along the Western boundary of this site.

Two Inspectors had previously said they did not believe this location in Pickhurst Lane was suitable for a permanent gypsy site . On the Committee report the Council is quoting from the 2023 Appeal statement with regard to the Inspectors opinion of its effect on the landscape. This is irrelevant as there were only two mobiles on the site at that time.

As you can see from the letters of Representation there is strong feeling locally about the expansion of this site.

The applicant moved from a permanent site he owned at Liphook to Parsons Field in 2018 which at that time only had temporary permission until the end of 2019 when an Inspector said it should be returned to a field.
The applicant put in an application to make the site permanent which was refused but he took it to Appeal and won the Appeal.

We believe this application should be refused on sound planning grounds.
We are all familiar with HDSP 23 part of which states 'any development should not have an unacceptable impact on the character and appearance of the landscape and amenity and land of neighbouring properties'. The nearest properties are both Grade 2 listed and the land of the Grade 2 listed property Whitehall Cottage lies directly opposite this site and has had to endure regular bonfires all reported to the council.

An application for a log cabin style property opposite this site on land on the other side of the lane was refused last year.

This application is asking for two 3 bed mobile homes, large stable block, cycle store etc. (there is already a double stable, two 2 bed mobile homes plus touring caravan, pole barn and utility building on site). They have stated the two new mobile homes are for their two grown up sons. [redacted]

They are also asking for 8 vehicle spaces. There is currently permission for 3 vehicles and a horsebox although the agent states incorrectly on the application form there is permission for 6. It is hard to see how minimum distances could be achieved. The intensification of this site and further encroachment by more hard standing on to agricultural land will have a very harmful impact on the rural setting of this site.

The application lacks any drawings to show where the Sewage Treatment Plant, Rainwater Harvesting System, soakaway and muck heap will be situated. The drainage department at HDC states 'A review of the flood risk
of this site indicates that it is at a significant medium or high risk of flooding.' Paragraph 135 of the NPPF says that 'planning decisions should ensure that developments function well and add to the overall quality of the area'. This application does the opposite.

There are also several errors on the Application Form.

The applicant has continued developing Parsons Field with six foot fence panels with concrete posts along the woodland boundary, post and rail fencing along the new boundary indicated on the application plan. He also cut a large hole in the hedge to install a farm gate and pedestrian gate further down the lane on a bend. . The council were told this gate was purely for equestrian access. We have now been made aware the applicant has sold the second paddock [redacted] and this gate is now a major entrance and exit point.
Huge lorries thundered down the lane every twenty minutes from early morning. More six foot fence panels with concrete posts were erected to divide the two paddocks and hedging ripped out. Enforcement were informed and a STOP notice issued. They did not stop but continued to put concrete pads down and now mobiles are being moved on to this paddock without planning through the new gateway. The applicants Water Neutrality statement would be invalidated if the water supply for this new site is going to come from Parsons existing supply

or if the number of horses increase - one horse drinks approximately ten gallons a day.

We do not believe there are any conditions that would alleviate the concerns we have over this application especially as the applicant has a history of non compliance with Enforcement and Conditions. In the past he was taken to court by East Hants County Council lost the case and had to leave that site.

At the time of the last Appeal (2023) WSCC said they understood there were no proposals for any more mobile homes or caravans on this site. Within three months of winning that Appeal the applicant engaged Manorwood to draw up this application.

Thank you for taking the time to read this email.

We ask you to refuse this application.

Many thanks
Yours sincerely

[redacted]

Kind regards

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council 50 YEARS

PLEASE NOTE: We have moved, please see the new Council address below.
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 Eaton