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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/25/3362513

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/25/3362513
Appeal By	MR AND MRS JAMES THORNS
Site Address	Winstons Farm Muttons Lane Ashington PULBOROUGH RH20 3AL

SENDER DETAILS

Name	[redacted]
Address	10 Rectory Close Ashington PULBOROUGH RH20 3LP
Company/Group/Organisation Name	Ashington Parish Council

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

The appeal was discussed at the full council meeting of Ashington Parish Council held on 8th May 2025.

With regards to application DC/25/0003 - It was agreed that the previous comments submitted by Ashington Parish Council on 23rd January 2025 to the Horsham District Council Planning Department still stand. Namely –
"The application was discussed at the parish council meeting on 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
- 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/675abd214cbda57cac
d3476e/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."