

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/25/2104

Winstons Farm, Muttons Lane, Ashington, Pulborough, West Sussex, RH20 3AL

Permission in Principle for the demolition of existing stables building and erection of a single dwelling on the footprint.

RESOLVED:

At its meeting on 12th May 2026, the Planning Committee resolved to refuse the application, in accordance with the Officer recommendation, as per the reasons below:

1. The proposed development would be located within an unsustainable location in the countryside, beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and Policy ASH1 of the Ashington Neighbourhood Plan. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations which would outweigh harm arising from conflict with the above policies.

The application is therefore refused.

Case Officer:	Sam Nye	Date: 27/05/2026
Authorising Officer:	Guy Everest	Date: 29.05.2026