

**RE: COOMBEWICK HOUSE, LONDON ROAD,
ASHINGTON, WEST SUSSEX RH20 3AU**

OPINION

1. An application has been made to Horsham Council (“the Council”) by the owner (“the Applicant”) of Coombewick House, London Road, Ashington, RH20 3AU (“the Site”) for “*Temporary siting and continued residential occupation of the existing mobile home with associated decking and ramped access for a further temporary period of three years, together with permanent retention of the existing access track and turning area*” (“the Application/the Development”).
2. Neighbours to the Site (“the Objectors”) have objected to the Application and I provided them with advice on the Application in an opinion dated 10th June 2026. Since then the Applicant has submitted further details to the Council (“the Applicant’s Letter”) and I am asked to comment on the Applicant’s Letter.
3. In my opinion the Applicant’s Letter makes it clear that there is no realistic likelihood let alone timescale for the delivery of a dwelling on the Site and that there are clear legal barriers as well as planning barriers to the Applicant developing the Site for a dwelling. This stems in particular from the following passages of the Applicant’s Letter:
 - a. “*At present I am unable to provide a reliable commencement or completion date. This is not because the approved development has been abandoned, but because implementation presently depends upon matters outside my sole control, namely the legal authority to undertake the works and the future ownership arrangements relating to the property.*”;
 - b. “*The future ownership and disposition of the property remain the subject of ongoing financial remedy proceedings.*”;
 - c. “*At present I do not have unilateral authority to undertake the approved conversion because I am not the registered proprietor.*”; and

- d. *“Whilst I cannot presently provide an unconditional undertaking regarding the timing of implementation, I hope the information above demonstrates that the extant Class Q Prior Approval remains capable of implementation.”*

4. The Applicant’s Letter compounds the concerns raised in my previous Opinion. In light of the Applicant’s Letter and all the issues previously highlighted it would, in my opinion, arguably be *irrational* for the Council to grant planning permission for a further temporary permission. The reality of the situation is that the Applicant is not seeking a temporary permission but an indefinite permission.


27th August 2026

Kings Chambers

Manchester – Leeds – Birmingham – London