

Appeal 6012595

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Winstons Farm, Muttons Lane, Ashington, RH20 3AL
Agent contact details	Robert Gifford von Schiller [REDACTED]
Local planning authority	Horsham District Council
Application number	DC/25/2104

Interested party 1

Comments

I would like to place particular emphasis on the issue of precedent when looking at this appeal.

The applicants purchased the property in November 2016 and almost immediately applied for permission for stables. Although this was granted, it was subsequently superseded by a 2018 application for an executive style dwelling that was rightly refused.

The stables, of substandard construction, were then erected and have remained unused with no evident equestrian or agricultural use associated with them. In 2024/5 planning was again sought for a dwelling on the site and was once more refused and dismissed at appeal.

This pattern clearly demonstrates a consistent, deliberate and ongoing intention to develop this parcel of farmland with their actions suggesting a calculated attempt to incrementally urbanise the site and manipulate the planning process in pursuit of residential development within this rural setting. Also by orchestrating support from local associates and employees, they have again sought to influence the planning process for their own advantage and compromise the process for personal gain.

Historically, there has been speculative planning applications for housing along Mutton's lane dating back to 1997, all of which have been legitimately refused and also dismissed at appeal. This current application appears to be yet another attempt to circumvent established planning policy and create a precedent for further residential development on land surrounding the existing dwelling.

Furthermore in 2020, permission was granted for the construction of a substantial storage barn on the farmland, which again appears to have no equestrian or agricultural purpose and is potentially just

another footprint for planning a significant dwelling.

Approving the current application would risk establishing a dangerous precedent, effectively setting a benchmark for further developments, not just at this site but potentially on similar rural sites locally. This would undermine the integrity of the planning system and the policies designed to protect such sites within a rural setting.

For this reason, and in addition to those already outlined in the officers report, I strongly urge you to consider refusing the applicants appeal.

Supporting documents

No documents

Interested party 2

Comments

I write on behalf of Ashington Parish Council.
The parish council OBJECTS to the appeal.

The application DC/25/2104 was discussed at the Full Council meeting on 15th January 2026. The Cllrs confirmed their objections to the application as submitted on the 23rd December 2025 and wish to restate their comments made with regards to the previous application for this site (DC/25/003) and as noted below -

- 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.

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.

[Redacted signature]

Clerk to Ashington Parish Council

Interested party 3

Comments

Our previous objections remain in full and continue to be relevant. However, we wish to raise a further matter concerning the validity and continued relevance of the appeal in light of the further planning activity now being pursued on the site.

We understand that further planning proposals are being sought under permitted development provisions for two substantial agricultural buildings/barns: one immediately adjacent to the stables which are the subject of the current appeal, and a second substantial building immediately to the rear.

This is potentially a significant change in circumstances. The additional buildings cannot, in our view, properly be considered in isolation from the development which is currently the subject of the appeal, particularly given their proximity and apparent relationship to the existing and proposed use of the site.

We therefore respectfully ask the Inspector to consider whether the circumstances and planning context in which the appeal is now being determined have materially changed since the original application and decision.

Of particular concern is whether the proposed use and development being pursued through permitted development rights is genuinely capable of being treated separately from the development before the Inspector, or whether, when the site is considered as a whole, the cumulative nature, scale and relationship of the various buildings and uses give rise to planning considerations which were not properly before the Local Planning Authority when the original application was determined.

In the circumstances, we respectfully request that the Inspector takes these further proposals into account as a material change in the planning circumstances surrounding the appeal and considers whether further information, clarification or consultation is required before the appeal can fairly be determined.