

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
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Our ref: DC/25/2104
Your ref: APP/6012595
Email: Sam.Nye@horsham.gov.uk

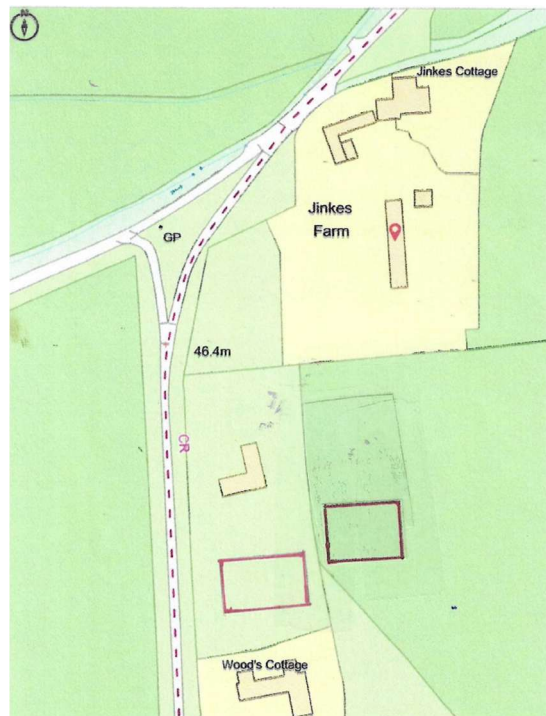
Dear Sir/Madam,

6012595 – Permission in Principle for the demolition of existing stables building and erection of a single dwelling on the footprint.

With reference to this appeal, the Council wishes to expand on its submitted Statement of Case and provide the following final comments.

The Council wishes to make the Inspector aware that, subsequent to the submission of the appeal proposal, the appellant submitted application DC/26/1234 seeking prior approval for the erection of two agricultural buildings at Winstons Farm, Muttons Lane, Ashington. One of the proposed agricultural buildings would be sited within this appeal site, approximately 18 metres south of the existing stable building which the appellant now seeks to replace with a dwelling under this PiP application.

The location of the proposed agricultural building is shown by the red outline on the submitted Location Plan below.



Source: Submitted Location Plan, forming part of the submission documents of DC/26/1234.

The council did not make a determination before the expiry of 28 days following the receipt of the above application and the appellant was granted deemed consent relating to the Prior Approval Matters. As confirmed within the Council's Deemed Consent Decision Notice and the Officers Delegated Report, both submitted as part of this statement, the Council are of the view that the proposed development would not constitute permitted development under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, failing to comply with the restrictions set out under A. and A.1 (a). Notwithstanding this position, the appellant has confirmed by email, dated 16 September 2026, that they intend to proceed with the development as notified.

The Council also notes that the appellant is simultaneously proceeding with two different positions regarding the use of the site. Whilst this appeal relies upon the site's status as previously developed land, the subsequent prior notification application indicates that the use of the land is agricultural and that the appellant also intends the site to continue to function as part of an active agricultural holding.

The Council considers that this is a material consideration in the determination of this current appeal. The appellant has indicated an intention to construct and make use of an agricultural building in close proximity to the dwelling sought through this PiP application. If both developments proceed, the future relationship between the agricultural building and dwelling would likely result in unacceptable living conditions for future occupiers through noise and disturbance, given the separation distance between an unrestricted agricultural building and this would result in an incompatible site context.

Agricultural activity is fundamentally unpredictable and can fluctuate and intensify without planning control and so the future occupiers of the dwelling would have no control over the intensity of activities undertaken within this building, or the ownership of this building. There is potential for future agricultural activities to generate noise, smells, disturbance, vehicle movements and other impacts that would be detrimental to the living conditions of future occupiers.

The Council therefore request that if the Inspector is minded to grant the appeal, a further Informative be considered in which the occupation of the dwelling be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Yours sincerely,

Sam Nye
Planning Officer

List of Appendices

Appendix A - DC/26/1234 Location Plan
Appendix B - DC/26/1234 Appellant's Planning Statement
Appendix C - DC/26/1234 Decision Notice
Appendix D - DC/26/1234 Officer Report