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Sent: 20 October 2025 12:44:11 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1963

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 20/10/2025 12:44 PM from Clerk on behalf of Parish Consultation.

Application Summary

Reference:	DM/25/1963
Address:	Land To The East Of Freshfield Lane Danehill West Sussex
Proposal:	Proposed construction of a new stable block on agricultural land comprising of four stables
Case Officer:	Hamish Evans

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Comments Details

DM/25/1963 Proposed Construction of new stable block on agricultural land at Freshfield Lane

Horsted Keynes Parish Council – OBJECTION

Comments: The site is located within the High Weald National Landscape (formerly known as an Area of Outstanding Natural Beauty) and an area designated within the District Plan for “Protection and Enhancement of the Countryside”.

From examination of the High Weald AONB Landscape Character Maps it can also be seen that it is adjacent to an area of “Ancient Woodland” and close to “Historic Farm Settlements” at Stoaches Farm and Town Place.

Town Place is also a Grade II Listed building and the potential impact on the setting of this Heritage Asset does not appear to

have been adequately considered or assessed by the applicant.

The Parish Council are concerned that there is no genuine demonstrable need for this development in this location. Concern has previously been expressed relating to the recent construction of an adjacent barn by the same applicant and it is noted that, since construction, there does not appear to be any evidence to suggest that the building is actually being, or has ever been used, for the purposes for which it was claimed that it was intended at the time the application was made.

The application proposes to use an existing highway access, with no alteration, but the Parish Council's understanding is that no formal permission has ever been granted for this recently formed access and no details have been provided in support of this application to demonstrate that the access is safe and compliant with the relevant highway standards in respect to visibility splays, etc.

The Parish Council consider that the proposals would harm the National Landscape in that they would adversely impact on the existing views across the countryside which are cherished by parishioners and visitors alike.

It is also noted from inspection of the HW AONB Landscape Character Map that the proposed site is a subdivision of an agricultural field and as such it conflicts with the High Weald AONB Management Objective FH2 "to maintain the pattern of small irregular shaped fields bounded by hedgerows and woodland".

In view of the above it is considered that the proposals conflict with MSDC's District Plan Policy DP16, relating to Protection of the High Weald AONB.

It is further noted that these proposals would appear to conflict with District Plan Policy DP12, relating to Protection and Enhancement of the Countryside as they are not necessary for the purposes of agriculture and do not appear to be supported by any other specific policy in the Plan.

They are also in conflict with policy HK9, relating to Protection of the High Weald AONB, in Horsted Keynes Neighbourhood Plan as the proposals do not adequately "conserve and enhance the ecology of the field" and do not "retain/and reinstate historic field systems".

The Parish Council strongly urge MSDC to refuse this application for the reasons set out above and, in particular, due to the potential harm that the proposals are likely to cause to the Countryside and National Landscape.

Kind regards

