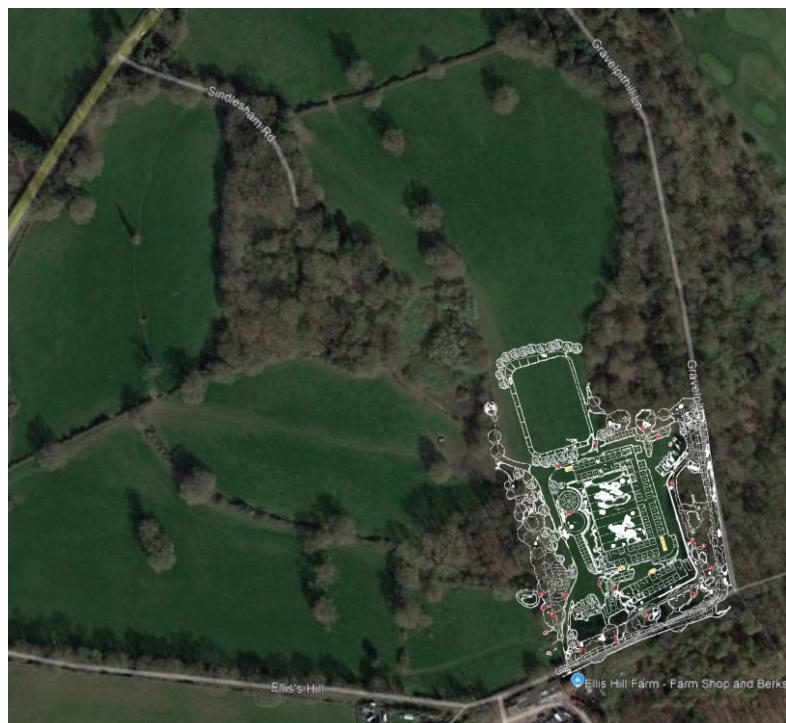


Planning Application 253039 Comments

This is a response to Planning Application 253039 for the stationing of a mobile home for residential use at Newlands, Mole Road, Sindlesham, RG2 9JQ (Retrospective). These comments are being submitted as an email attachment because the comments facility in the WBC Planning Portal appears not to accommodate graphics.

This is the Applicant's third Planning Application for the Newlands site.

The first was 201458, made in June 2020, for the erection of a major equestrian centre at the junction of byways AN6, Gravelpithill Lane, and AN9, Ellis's Hill, as depicted below. HGVs would have accessed the site from the south via Gravelpithill Lane. The application was rejected in October 2020.



The Applicant's second planning application was 250785 for the change of use of land and 3 buildings to equestrian, erection of a stable and creation of a riding arena, submitted retrospectively in March 2025. The Planning Statement to support it stated that 'the proposed use is for a riding arena for the applicant's own horses which currently reside in the stables on the land'. It was approved in October 2025 on condition that the stables and riding arena were not used for DIY or half livery, riding school lessons nor hosting any competitions or events unless approved in writing by the Local Planning Authority.

The third planning application, 253039, currently under consideration, is for the use of land for the stationing of a mobile home for residential use, submitted in December 2025, after the proposed mobile home was already in place.

The Planning Statement, section 4.3, describes the proposal as seeking 'the stationing of a mobile home and associated decking and hardstanding [to be used] in conjunction with the approved equestrian use of the site'.

The Business Plan, provided as the Statement's appendix 5, outlines in more detail how the applicant had been using the mobile home, and intended to use it going forward. This extends well beyond the scope of equestrian use previously requested and so far permitted on the site.

Section 2 of the Business Plan provides a vision for expanding the equine business already established at Newlands, providing services such as livery, equine transportation, coaching and equine sales. So far the business has a staff of 8 with 11 Clients requiring professional livery and coaching for showjumping.

It tells how a decking area has been added on the side of the log cabin (presumably the mobile home in question) to provide refreshments and washroom facilities to clients between intense periods of training.

The facility is also described as 'essential for onsite accommodation and living for the welfare of the horses, given we have a large number of horses on the land there must always be someone available at any time during the day or night to care for the horses in case of illness or problems'. It points out that 'With the nature of the type of horses we are caring for, our clients would be worried that the horses would be left unattended overnight'.

This is presented as part of the argument for introducing the mobile home. It is contrary to the case put forward to help secure permission for the arena and associated buildings in the previous planning application, 250785.

It is usual for keepers of horses to live remotely from their stabling. The arguments for a residential presence being necessary seem to me exaggerated.

The only permission secured to date for equine facilities and activity at Newlands explicitly confines their use to the applicant's own horses. The Business Plan suggests that this constraint is being ignored. The provision of livery services and showjumping coaching for clients surely falls into the realm of using the riding arena and stables for DIY or half livery and/or riding school lessons, disallowed by the decision notice for planning application 250785. Consequently, most of the argument for having the mobile home breaks down.

Section 1 of the Business Plan describes the qualifications, skills and experience of the applicant and associates in setting up and running equine businesses and services, as well as the quality of the established client base. None of this is relevant to the planning matter. If it were, applicants with a proven history in, say, high rise housing would automatically be allowed to build blocks of flats across such a valued landscape area.

The applicant took on Newlands with no dwellings or rights of residence. Owning or occupying land does not automatically confer such rights.

Paragraph 3.3 of application 253039's Planning Statement identifies prior Planning Application F/2008/1241 for the erection of a dwelling with garages and staff accommodation at Newlands. This was refused because it 'would result in unacceptable urbanisation in an area of countryside and special landscape importance' and the likelihood of it having 'an adverse effect on the Thames Basin Heaths Special Protection Area'. The fact that it was to be on a site where a previous house had stood, until it burnt down in 1973, was not enough to secure an acceptance.

Newlands remains entirely within what is now known as the Barkham and Bearwood Valued Landscape Area. It also abuts a Local Wildlife Site and Ancient Woodland. As such it would be inappropriate to allow the continued presence of the mobile home.

If the Planning Authority deems it acceptable to allow the mobile home to remain, its permitted use should have restrictions to prevent it from becoming permanent residential accommodation or a facility for clients who have no right to be making use of the site's other equine facilities.

I urge the Planning Authority to refuse planning application 253039.

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