

**DC/25/1957 – Oaklands Stud, Forest Grange, Horsham, West Sussex, RH13
6HX**

**Demolition of pole barn and conversion of existing stable building into a
detached dwelling with associated works.**

I **object** to the above planning application.

The proposal should be refused because it directly conflicts with a long and consistent planning history on the site; is contrary to local and national planning policy; and is fundamentally flawed, inaccurate and undeliverable.

PREVIOUS PLANNING HISTORY

Granting permission for this proposal would be wholly inconsistent with a long and well-established pattern of refusals at both local and national level, which have consistently rejected residential development on this site.

Relevant decisions include:

- CG/25/96 – detached bungalow: refused
- PE/22/0050 – pre-application advice on stable conversion: unlikely to gain permission
- DC/22/2126 – 10-year residential use of caravan: refused
- DC/24/1499 – modification of condition on CG/33/94: residential use of stables expressly prohibited
- DC/24/0974 – two gypsy pitches: refused by HDC; appeal dismissed by PINS
- EN/24/0264 – enforcement against residential/mobile home use: appeal dismissed by PINS
- DC/25/0462 – four-bedroom dwelling “conversion”: refused
- DC/25/1428 – two gypsy pitches: refused

The Planning Inspectorate’s dismissal of the appeals relating to DC/24/0974 and EN/24/0264 is particularly significant. Inspectors confirmed that:

1. There has been no authorised residential development north of the access lane; and
2. The harms arising from residential use on this site outweigh any benefits, including additional housing provision.

The dismissal of the DC/24/0974 appeal is omitted from the applicant’s submission. Moreover, the enforcement notice and appeal decision under EN/24/0264 apply to

the entirety of the land in the applicant's ownership, not merely the part now subject to this application.

In January 2025, when approving DC/24/1499, Horsham District Council explicitly prohibited residential use of the stables, stating that they "*shall only be used for private equestrian purposes*". This critical restriction is **not** acknowledged in the current application.

Despite minor design changes, the fundamental reasons for refusal of DC/25/0462 remain unaddressed. As with that proposal, the development is not essential to a countryside location, conflicts with the spatial strategy of directing housing to defined settlements, and would cause harm that outweighs any marginal housing benefit.

PLANNING POLICIES

The proposal conflicts with multiple local and national planning policies, including but not limited to:

- Policies 2, 10, 23, 25, 26, 30, 32, 33 and 40 of the Horsham District Planning Framework
- *Shaping Development in Horsham District* Planning Advice Note (September 2025)
- The National Planning Policy Framework

These policies collectively seek to protect the countryside and the High Weald National Landscape from unjustified and harmful development.

INACCURACIES, MISSTATEMENTS AND FLAWS IN THE APPLICATION

The application is inaccurate, misleading and incomplete in several key respects, which together undermine its validity and deliverability.

The applicant has repeatedly misrepresented land ownership boundaries. The proposed domestic curtilage would encroach onto land owned by Forest Grange Private Road Limited to the south and interfere with established field boundaries to the north.

The proposal conflicts with the established linear pattern of development on the Forest Grange estate, where there has never been authorised residential development north of the access lane.

The design would require significant rebuilding, retains inappropriate suburban features, and results in a poorly lit and unsustainable dwelling with no confirmed utilities. Addressing these deficiencies would require further urbanisation, increasing landscape harm.

The development would further degrade the site through loss of traditional field patterns, arbitrary subdivision, and inappropriate fencing thus eroding rural character.

Visibility impacts are understated. The development would be visible from public vantage points to the north, while claimed screening to the south no longer exists. Proposed fencing conflicts with both the original stable approval (CG/33/94) and the High Weald Design Guide. Without this fencing, the development would be clearly visible from the access lane and would harm the setting of the Grade II listed Forest Grange Manor.

Drainage proposals are wholly inadequate. Surface water drainage lacks technical justification, and foul water drainage is not addressed at all.

The site is unsustainable. Amenities are over 3km away and accessible only via narrow, unlit roads with no footpaths, making reliance on private vehicles unavoidable.

Finally, the applicant's right of access along the private lane is limited to agricultural use. There is no right of access for residential purposes.

In conclusion, this application - the latest in a series of speculative attempts to secure residential use of the site - should be **refused** because:

- It is inaccurate, incomplete and misleading in fundamental respects.
- Approval would be wholly inconsistent with a clear, consistent and unequivocal planning history at both local and national level.
- It conflicts with key planning policies designed to protect this highly sensitive and protected landscape from inappropriate residential development.

For these reasons, planning permission should be **refused**.