

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 February 2026 20:01:55 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1957
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/02/2026 8:01 PM.

Application Summary

Address:	Oaklands Stud Forest Grange Horsham West Sussex RH13 6HX
Proposal:	Demolition of pole barn. Conversion of existing stable building into 1no. detached dwelling with associated works.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	St Leonards Forest House Forest Grange Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>This proposal should be refused due to fundamental inaccuracies and omissions within the application, its direct conflict with a long and consistent planning history of refusals on the site, and its incompatibility with local and national planning policy.</p> <p>Inaccuracies, misstatements and flaws in the application</p> <p>The application is flawed, misleading and undeliverable for the following reasons:</p> <ul style="list-style-type: none">- The boundaries of land owned by the applicant are misstated,

rendering the proposal undeliverable as submitted.

- The proposed residential curtilage encroaches onto land owned by Forest Grange Private Road Limited (FGPRL) and is contrary to the long-established and lawful pattern of development in the area.

- The development would be visible from public vantage points, contrary to assertions made within the application.

- Surface water drainage proposals are inadequate, and foul water drainage has not been included within the application at all.

These deficiencies alone justify refusal.

Previous planning history

Approval of this proposal would be entirely inconsistent with a long and unambiguous history of refusals for residential development on this site, at both local and national level, including:

- CG/25/96 - Detached bungalow: refused

- PE/22/0050 - Pre-application advice on stable conversion: advised unlikely to gain permission

- DC/22/2126 - Ten-year residential use of caravan: refused

- DC/24/0974 - Two gypsy pitches: refused by HDC; appeal dismissed by PINS

- EN/24/0264 - Enforcement against mobile home: appeal dismissed by PINS

- DC/25/0462 - Four-bedroom dwelling "conversion": refused by HDC

- DC/25/1428 - Two gypsy pitches: refused by HDC

Planning Inspectors have repeatedly confirmed that there has been no authorised residential development to the north of the access lane and have consistently found that the harms associated with residential development on this site outweigh any benefits, including additional housing provision or gypsy sites.

The current application fails to address the reasons for refusal set out in DC/25/0462, including conflict with the countryside spatial strategy and settlement hierarchy (Policies 1, 2, 4 and 26 of the HDPF), and harm to the rural character and the setting of the High Weald National Landscape (Policies 25, 30, 32 and 33 of the HDPF).

It also fails to address the reasons for refusal of DC/25/1428, where it was concluded that residential development would cause unacceptable visual and landscape harm and would fail to conserve or enhance the High Weald National Landscape, contrary to Policies 23, 25, 30 and 33 of the HDPF and the National Planning Policy Framework.

Conflict with planning policy

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

- Policies 2, 10, 25, 26, 30 and 40 of the Horsham District Planning Framework;
- The September 2025 Shaping Development in Horsham District Planning Advice Note; and
- The National Planning Policy Framework.

Conclusion

This application is the latest in a series of attempts to exploit the site for residential use and commercial gain. It should be refused because it is inaccurate and incomplete, directly contradicts a consistent pattern of refused applications on the site, and conflicts with established local and national planning policy.

Horsham District Council is respectfully urged to remain consistent with previous decisions and refuse this further application for residential use of this paddock in any form.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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