

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 February 2026 20:57:58 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 05/02/2026 8:57 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:	Forest Grange Manor Forest Grange Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Loss of General Amenity- Other- Overdevelopment
Comments:	<p>a) Major flaws in the application</p> <ul style="list-style-type: none">- Land ownership boundaries are misstated, making the proposal undeliverable.- The curtilage encroaches on FGPR land and conflicts with the established development pattern.- The development would be visible from public viewpoints and

from the listed buildings of Forest Grange Manor.
- Surface water drainage is inadequate and no foul drainage strategy is provided.

b) Direct conflict with consistent planning history

Residential development on this site has been repeatedly refused at both local and national level (CG/25/96, PE/22/0050, DC/22/2126, DC/24/0974, EN/24/0264, DC/25/0462, DC/25/1428). PINS has confirmed:

- No authorised residential development exists north of the access lane.

- The harms of residential use here outweigh any housing or gypsy site benefits.

The current application fails to address previous refusal reasons, including:

- The development is not justified in a countryside location and conflicts with the spatial strategy (Policies 1, 2, 4, 26 HDPF; NPPF 11(d)).

- It would domesticate and harm the rural character and the High Weald National Landscape (Policies 23, 25, 30, 32, 33 HDPF).

c) Policy conflict

The proposal breaches key policies in the HDPF (including 2, 10, 25, 26, 30, 40), the 2025 SDPAN, and the NPPF.

d) Conclusion

This latest attempt to secure residential development should be refused because:

- The application is inaccurate, incomplete and misleading.

- It contradicts a long, consistent record of refusals at local and national level.

- It conflicts with core planning policies, the protection of a listed building and would harm the rural landscape and the High Weald National Landscape.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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