

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 February 2026 21:53:14 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 9:53 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 Cottage 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">- Loss of General Amenity- Other- Overdevelopment
Comments:	<p>5 February 2026 Dear Head of Planning,</p> <p>RE: Objection to planning application DC/25/1957 - "Demolition of pole barn. Conversion of existing stable building into 1no. detached dwelling with associated works"</p> <p>I am a resident of Forest Grange, writing to object to the planning</p>

application DC/25/1957 submitted by Oaklands Stud.

The reasons for my objection are as follows:

1 Application contains inaccuracies

The site plan for this latest application seriously misrepresents the boundary of the applicant's land. The stables are built partially on land belonging, not to the applicant, but to Forest Grange Private Road Limited (FGPRL), and the pole barn is almost entirely on FGPRL land. FGPRL do not consent to any development on their land.

It is noticeable that the site plan does not show domestic curtilage, underrepresenting the impact of the proposed development. The application also makes the false claim that the development is not visible to the public. In fact, it can be seen from adjoining land belonging to third parties and is clearly visible from the public footpath in the woods to the north of the site.

2 Previous planning history

This application is the latest in a long series of rejected proposals for residential development on this site, including CG/25/96; PE/22/0050; DC/22/2126; DC/24/0974; DC/25/0462; DC/25/1428 and EN/24/0264, when HDC made an enforcement against the mobile home.

As noted in the Appeal Decision of 28 April 2025 (APP/Z3825/W/24/3355610), the residential use of the location has "an urbanising effect on the site, which is alien to its character and appearance". It also noted that "there are no other residential uses situated north of the vegetated northern boundary of the Forest Grange access road", making the proposed development anomalous. PINS have also stressed that the harms caused by the residential development of this site to the High Weald National Landscape, to which the highest level of protection is accorded, outweigh any benefits associated with increased housing stock or gypsy sites.

These points remain unchanged with the latest application, which fails to address the reasons given for the refusal of the last application (DC/25/1428). To authorise this latest application would disregard the reasons for which the previous applications were rejected.

3 Planning policies

The development is not essential to this countryside location. It would introduce a formalised residential use of the land, along with all its accoutrements, that would domesticate and degrade the natural, rural character of the site. This is contrary to policies 25, 30, 32 and 33 of the Horsham District Planning Framework, and would fail to respect the setting of the High Weald National Landscape, and neither conserve nor enhance it.

Summary

This application follows a catalogue of attempts to exploit the site for commercial gain, all of which have been refused. This application is misleading, at odds with recent residential development planning decisions on the site and contradicts key local and national planning policies.

We look to the Head of Planning to remain consistent in refusing further planning applications for residential use of this paddock.

I kindly ask that you reject the application without delay.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton