
Sent: 05 February 2026 16:24
To: Planning
Subject: Planning Objection DC/25/1957 "Demolition of pole barn. Conversion of existing stable building into 1no. detached dwelling with associated works"

Categories: Comments Received

Formal Objection to Planning Application

I strongly object to this planning application and respectfully request that Horsham District Council refuse permission for the reasons set out below.

1. Fundamental Deficiencies and Inaccuracies in the Application

The application is materially flawed, contains inaccuracies, and fails to demonstrate that the development is deliverable or policy compliant.

a) Incorrect Land Ownership and Curtilage Definition

The submitted plans incorrectly identify the extent of land within the applicant's control. The proposed residential curtilage appears to encroach onto land owned by Forest Grange Private Road Limited (FGPRL). As such, the application fails to demonstrate that the development is achievable within land lawfully available to the applicant. This renders the proposal undeliverable and contrary to established planning practice and validation requirements.

Furthermore, the proposed curtilage is inconsistent with the established and well-defined pattern of development in the locality.

b) Visual Impact and Public Visibility

The proposal would be visible from public vantage points. The application materially understates the visual and landscape impact of introducing residential development and associated domestic paraphernalia into what is currently a rural paddock setting.

c) Inadequate Drainage Information

The application fails to provide adequate details regarding surface water drainage and makes no meaningful provision for foul water drainage. This represents a significant omission and prevents proper assessment of flood risk, environmental impact, and infrastructure capacity.

2. Clear Conflict with Extensive and Consistent Planning History

This proposal represents the latest in a long and consistent series of attempts to secure residential development on this site. Both Horsham District Council and the Planning Inspectorate have repeatedly refused such proposals.

Relevant decisions include:

- CG/25/96 – Detached bungalow – Refused
- PE/22/0050 – Pre-application advice for stable conversion – Unlikely to gain permission
- DC/22/2126 – Ten-year residential use of caravan – Refused
- DC/24/0974 – Two gypsy pitches – Refused by HDC and dismissed at appeal
- EN/24/0264 – Enforcement relating to mobile home – Appeal dismissed
- DC/25/0462 – Four-bedroom dwelling conversion – Refused
- DC/25/1428 – Two gypsy pitches – Refused

The Planning Inspectorate has explicitly confirmed that there has been no authorised residential development to the north of the access lane and has consistently concluded that the harms arising from residential development of this site outweigh any benefits associated with housing provision or traveller accommodation.

3. Failure to Address Previous Reasons for Refusal

The current application fails to address substantive and clearly stated reasons for refusal in recent decisions, particularly DC/25/0462 and DC/25/1428.

a) Unsustainable Countryside Development

Previous decisions concluded that residential development on this site is not essential to a countryside location and conflicts with the spatial strategy directing development towards defined settlements. The proposal therefore conflicts with Policies 1, 2, 4 and 26 of the Horsham District Planning Framework (2015).

It is also notable that, notwithstanding any housing land supply considerations and paragraph 11(d) of the National Planning Policy Framework (2024), decision-makers previously concluded that no material considerations outweighed policy conflict and landscape harm. The current proposal provides no new justification or material change in circumstances.

b) Harm to Rural Character and the High Weald National Landscape

Previous decisions have found that residential development would:

- Introduce domestic activity and paraphernalia which would urbanise the site,
- Harm the rural character of the area,
- Fail to conserve or enhance the setting of the High Weald National Landscape.

These concerns remain wholly unaddressed. The proposal would result in clear and demonstrable landscape harm contrary to Policies 25, 30, 32 and 33 of the HDPF.

Similarly, refusal of application DC/25/1428 confirmed that residential pitches and associated activity would harm landscape character and fail to conserve or enhance the National Landscape, contrary to Policies 23, 25, 30 and 33 of the HDPF and the National Planning Policy Framework.

The present application does not provide any credible evidence that would justify departing from these conclusions.

4. Conflict with Development Plan and National Policy

The proposal conflicts with multiple adopted planning policies, including but not limited to:

- Horsham District Planning Framework Policies 2, 10, 25, 26, 30 and 40
- Shaping Development in Horsham District Planning Advice Note (September 2025)
- National Planning Policy Framework

The development represents unjustified residential encroachment into countryside, causes landscape harm, fails to demonstrate sustainability, and lacks adequate supporting technical information.

5. Conclusion

This application should be refused for the following clear and substantive planning reasons:

1. The submission contains material inaccuracies and omissions, including incorrect land ownership, inadequate drainage information, and failure to properly assess visual impact.
2. The proposal directly conflicts with a consistent and extensive planning history in which both Horsham District Council and the Planning Inspectorate have repeatedly concluded that residential development on this site is unacceptable.
3. The application fails to address or overcome previous reasons for refusal.
4. The development conflicts with the Horsham District Planning Framework, supplementary planning guidance, and the National Planning Policy Framework.

For these reasons, I respectfully request that Horsham District Council maintain consistency with previous well-reasoned decisions and refuse this application for residential development on this site.

Kind regards,



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