
Sent: 06 February 2026 10:01
To: Planning
Subject: DC/25/1957

Categories: Comments Received

Good morning

I write to object to the above application, I own and keep my retired horses on the land directly adjacent to the fields in the application where the applicant currently resides illegally. I am also a home owner on Forest Grange at Tile Arch Cottage.

Please see below reason for objection

DC/25/1957

I object to this application, it should be refused due to fundamental deficiencies in the submission, its clear conflict with a long and consistent planning history for the site, and its incompatibility with adopted local and national planning policy.

1. Deficiencies and inaccuracies in the application

The proposal is flawed and undeliverable for the following reasons:

- The application misrepresents land ownership boundaries, calling into question the deliverability of the development
- The proposed residential curtilage extends onto land owned by Forest Grange Private Road Limited, contrary to the established pattern of development
- The development would be visible from public vantage points, resulting in landscape harm
- Surface water drainage arrangements are inadequate, and foul drainage provision has not been demonstrated

These deficiencies prevent a proper assessment of the proposal and weigh significantly against the grant of permission.

2. Planning history and principle of development

Residential development on this site has been consistently refused at both local authority and appeal level, including recent decisions **DC/24/0974**, **EN/24/0264**, **DC/25/0462**, and **DC/25/1428**. The Planning Inspectorate has confirmed that:

- There has been no authorised residential development to the north of the access lane; and
- The harms arising from residential use of the site outweigh any benefits, including the provision of additional housing or gypsy and traveller pitches.

The current proposal does not overcome or materially differ from previous refused schemes and therefore remains unacceptable in principle.

3. Landscape and countryside harm

The proposal would introduce a permanent residential use, associated structures, and domestic activity that would domesticate and erode the rural character of the site. This would result in unacceptable harm to the character and appearance of the countryside and the setting of the High Weald National Landscape, failing to conserve or enhance its natural beauty.

4. Conflict with planning policy

The proposal is contrary to the development strategy and countryside protection policies of the Horsham District Planning Framework, including Policies **2, 10, 25, 26, 30 and 40**, as well as the *Shaping Development in Horsham District* Planning Advice Note (September 2025) and the National Planning Policy Framework. No material considerations have been identified that would outweigh this conflict.

5. Conclusion

For the reasons set out above, the proposal is unacceptable in principle and in detail. It conflicts with adopted development plan policies, causes landscape harm, and fails to address the reasons for refusal of multiple recent decisions on the site. Planning permission should therefore be refused.

Regards

