

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 February 2026 11:34:02 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 11:34 AM.

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:	Tanglewood 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- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	I am writing to formally object to the above-referenced planning application. This proposal represents an unjustified and unsustainable departure from the Horsham District Planning Framework (HDPF) and the National Planning Policy Framework

(NPPF).

The application is the latest in a documented history of speculative attempts to develop this site—all of which have been consistently refused by the Council and the Planning Inspectorate (PINS). Crucially, this latest iteration fails to meet the heightened statutory requirements for biodiversity and landscape protection mandated as of 2024 and 2025.

1. Statutory Duty and Landscape Protection (High Weald National Landscape)

The site is situated within the High Weald National Landscape. Under Section 245 of the Levelling-up and Regeneration Act 2023, the Council now has a legal duty to "seek to further the purpose" of conserving and enhancing the natural beauty of the area.

Failure to Enhance: As PINS has previously noted (Ref: EN/24/0264), residential development north of the access lane would domesticate the rural character.

Domestic Paraphernalia: The introduction of residential structures, parking, and lighting is fundamentally at odds with the "Duty to Further" the landscape, representing a direct conflict with HDPF Policies 25, 30, and 33.

2. Technical Deficiencies and Legal Incompleteness

The application is procedurally flawed and lacks the mandatory documentation required for a valid 2026 planning submission:

Water Neutrality: Following Natural England's position statement, this proposal fails to demonstrate Water Neutrality. Without a robust strategy to ensure no impact on the Arun Valley, the application cannot legally be granted.

Biodiversity Net Gain (BNG): In accordance with the Environment Act, the applicant has failed to provide a 10% Biodiversity Net Gain calculation.

Inaccurate Boundaries: The application site includes land owned by Forest Grange Private Road Limited (FGPRL). The inclusion of third-party land without proper notice or consent renders the proposal undeliverable.

Drainage: The lack of a foul water drainage plan and the inadequacy of surface water proposals pose a significant environmental risk to the surrounding paddock.

3. Established Planning Precedent

The Council and PINS have repeatedly confirmed that the harms of residential development on this site significantly outweigh the benefits. This proposal fails to address the specific reasons for refusal in DC/25/0462 and DC/25/1428.

Spatial Strategy: The site sits outside any defined settlement boundary. Under HDPF Policies 1, 2, and 26, development is restricted to that which is "essential to a countryside location." This proposal is not essential.

Consistent Refusals: Since 1996 (CG/25/96) through to the most recent 2025 applications, the consensus from both Local and National authorities has been that this site is unsuitable for residential use in any form.

4. Conclusion

Consistency in decision-making is vital for the integrity of the planning system. This application offers no new material considerations that would justify overturning a decades-long history of refusals and enforcement actions.

Furthermore, the application is legally deficient regarding Water Neutrality and BNG requirements. I urge the Council to maintain its robust defense of this rural landscape and refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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