

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 February 2026 20:47:35 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 8:47 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">- Design- Loss of General Amenity- Overdevelopment
Comments:	<p>I am a resident of Forest Grange, and are writing to object to the planning application DC/25/1957, made by Oaklands Stud, for the following reasons:</p> <ol style="list-style-type: none">1. Inaccurate and misleading information. <p>The application contains material inaccuracies which undermine its validity. The submitted site plan misrepresents the lawful</p>

boundary of the applicant's land. The stables are constructed partly on land owned by Forest Grange Private Road Limited (FGPRL), and the pole barn is located almost entirely on FGPRL land. FGPRL has not consented to any development on its land, rendering the proposal undeliverable.

Furthermore, the site plan fails to identify the full extent of domestic curtilage, thereby understating the scale and impact of the development. The application also incorrectly asserts that the development is not visible to the public. In reality, it is visible from adjoining third-party land and from the public footpath to the north of the site. These inaccuracies prevent a proper assessment of the proposal's effects.

2. Planning history and appeal decisions.

This application follows a series of refused proposals seeking residential use of the site, including CG/25/96; PE/22/0050; DC/22/2126; DC/24/0974; DC/25/0462; DC/25/1428, and enforcement action EN/24/0264 in respect of the unauthorised mobile home.

The Appeal Decision dated 28 April 2025 (APP/Z3825/W/24/3355610) is of particular relevance: It was concluded that residential use would have "an urbanising effect on the site, which is alien to its character and appearance", and that the proposal would be anomalous, noting the absence of residential development north of the vegetated boundary of the Forest Grange access road. PINS also regard that harms to the High Weald National Landscape, due to any residential development of the Oaklands Stud site, would outweigh any perceived benefits.

There has been no material change in circumstances since that decision. The current application fails to address the reasons for refusal of application DC/25/1428.

3. Conflict with planning policy.

The proposed development is not essential to a countryside location and would introduce a permanent residential use and associated domestic paraphernalia, resulting in the domestication of the site and harm to its rural character.

The proposal conflicts with Policies 25, 30, 32 and 33 of the Horsham District Planning Framework and fails to conserve or enhance the setting and special qualities of the High Weald National Landscape, contrary to both local and national planning policy.

In summary, this application is both misleading and in clear conflict with local and national planning policies. I encourage the Head of Planning to refuse the application, and request that any further incremental attempts to establish residential use of this paddock are rejected also.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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