

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 February 2026 19:37:48 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 7:37 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:	10 The Courtyard Colgate 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
Comments:	<p>I object to planning application DC/25/1957.</p> <p>I wish to draw attention to the fact that this site is linked to a number of previous planning applications submitted by the applicant or the applicant's spouse. These include:</p>

CG/25/96: Outline planning permission for a detached bungalow - refused on the basis that it was detrimental to the rural character of the area.

PE/22/0050: Pre-application advice for the conversion of stables - advised as unlikely to receive planning permission due to impacts on character, landscape, and urbanisation.

DC/22/2126: Application for 10-year residential use of a caravan - refused.

DC/24/1499: Removal of Condition 4 from CG/33/94 - condition varied to restrict use to private equestrian purposes only, with no residential or commercial use permitted. No appeal was submitted.

EN/24/0264: Breach of planning control (issued 29 January 2025). HDC issued an enforcement notice for the unauthorised material change of use of the land from equestrian use to a mixed use, including the stationing of a mobile home for human habitation. The appeal against this notice was dismissed on 12 June 2025.

DC/24/0974: Application for two gypsy pitches, described as a mixed-use settled gypsy accommodation site comprising two pitches. This application was refused, and the subsequent appeal was dismissed by the Planning Inspectorate on 28 April 2025 due to harm to the High Weald National Landscape (HWNL).

DC/25/0462: Conversion of stables and pole barn - refused by HDC on 23 July 2025, as the harm arising from the development was not outweighed by its contribution to housing supply.

DC/25/1428: Application for two gypsy pitches - refused by HDC due to harm to the landscape character and setting of the HWNL.

These applications are not linked to the current application on the planning portal, despite relating to the same plot of land, and should be. In particular, application DC/24/0974 is closely comparable to the current proposal, with the principal difference being the location of the two pitches. The significant volume of objections to that application, together with its refusal and dismissed appeal, should be taken into account when determining this application.

My comments on the current application are set out under the following four headings:

1. Planning Policies

The proposal conflicts with key local and national planning policies, including:

Policies 2, 10, 25, 26, 30 and 40 of the Horsham District Planning Framework (HDPF);

September 2025 Shaping Development in Horsham District Planning Advice Note (SDPAN);

National Planning Policy Framework (NPPF).

2. Volume and Precedent of Related Cases

The continual submission of planning applications relating to this site is causing significant stress to myself and other local residents. I urge HDC to refuse this application and to consider using its discretionary powers to limit further similar applications for this location.

3. Conflict with Previous Decisions

In relation to DC/24/1499 (Removal of Condition 4 from CG/33/94), when approving the separation between the Tanglewood Equestrian site (now known as Oaklands Stud) and the dwelling known as Tanglewood, HDC's Planning Committee, at its meeting on 7 January 2025, expressly varied the conditions attached to the original permission to state that:

"the stables and sand school hereby permitted shall only be used for private equestrian purposes and shall not be let or used for residential or commercial purposes."

This decision provides further support for the refusal of the current application.

4. Inaccuracies in Land Ownership

The pole barn, parts of the stables, and sections of the wider site covered by the current application are located on land owned by Forest Grange Private Road Ltd (FGPRL).

The site plans submitted by the applicant for this and other related applications appear to include land that is legally owned by FGPRL and therefore do not accurately reflect land ownership boundaries.

The boundary shown by the Land Registry, and referenced in HDC enforcement case EN/24/0264, indicates that the pole barn lies outside the applicant's boundary, the stables straddle the boundary, and the domestic curtilage to the south falls outside it.

The inclusion of land not within the applicant's ownership or control raises concerns regarding the accuracy of the application site area. Planning guidance requires application boundaries to be clearly and accurately defined, and this matter should be carefully

considered as part of the assessment and validation of the application.

Conclusion

For the reasons set out above, I strongly urge HDC to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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 Eaton