

Ms Emma Parkes / Councillor Hogben Horsham District Council
Planning Dept.
Albury House, Springfield Road
HORSHAM RH12 2GB

For the attention of Daniel Holmes Case Officer
5th February 2026

Dear Ms Parkes

Re PA DC/25/01957 Oaklands Stud (formerly Tanglewood Equestrian) Forest Grange RH13 6HX
Conversion of the original approved stables only, to form a single storey one 2Bed residence with associated mixed-use activities.

We write to formally object to the above-referenced planning application which is a modified scheme of the earlier proposed 4Bed Conversion detailed under **PA DC/25/0462**, refused in July 2025 and now at appeal. We note this new application offers concessions in built-up volume but having studied its content in detail it still does not address the previous reasons for refusal and the core principle, ie that use of this greenfield site is unsuited for either residential and/or commercial use. The principle has been explored thoroughly under various guises and consistently refused both by the LPA and independently via PINs at several appeals. An extant Enforcement Notice EN/24/0264 has been issued, itself appealed and dismissed. This requires the applicant to cease living on the site and to remove the present mobile home and other ancillary structures erected unlawfully over the period since 2021. The documentary record is extensive. This is the 17th planning application relating to this same site held under Title WSX188935. All but the last two PA's have been made retrospectively. Some 18 No Enforcement Notices have been issued to the applicant. The full list is 'published' under the 'Constraints' tab on the HDC planning portal under this PA reference **PA DC/24/1957**.

The applicant states in the current application that the present stables are no longer needed so it follows their approval under **PA CG/33/94** and any related later approvals are now redundant. This is important as there are still horses on the site who will need shelter. The new name associated with the paddock adopted in 2024 contains the word 'stud'. It is actively in use as a trading establishment. We suspect use for equestrian purposes will continue and should this latest planning application be successful it will result in further future application(s) for more stabling to replace those currently on site and converted, with yet more subsequent nuisance with future applications for their change of use, as an established principle for development across the whole 5 acre plot.

Any further future application(s) will have to take place on the open paddock area northwards into the actual curtilage of the applicant's total ownership. We do not wish to see this site fully developed to its actual boundaries and in full open view those living here.

The 5-acre paddock is landlocked, located opposite and within 70m of the listed Edwardian manse focal point at the estate's centre and within 7m of the amenity space designated to the Central Wing apartment under PA CG/34/93 which has been occupied for 30 years since the demise of the former school at Forest Grange. Rather than repeat the detailed reasons for our previous objections to **PA DC/25/0462**, which remain valid, we have included a copy below for ease of reference.

Nothing has changed in terms of adopted local policy or national legislation to affect the reasons given for the constant refusals. The principle is whether this site is suitable for residential use or not. The answer is 'no'. There is no development potential on this land-locked greenfield site and as the Parish Council have pointed out the proposed site is remote from key services and therefore not sustainable or suitable for conversion to habitable use to the current requirements under Building Control for sustainability.

We would like to address the three points that have been included with the current proposal.

The first two concern the so called 'missing' reports attached to the current application. The third point relates to whether the current proposal could if approved be implemented and the legal challenges that this would trigger :

1. The submitted Planning Statement (MME) tells us **PA DC/25/1957** addresses the three reasons for refusal of **PA 25/0462** (the first conversion proposal to a 4bed house). As the current proposal offers to reduce the volume of the earlier scheme one has to ask why this earlier scheme has been referred to appeal. **PA 25/1957** supersedes **PA 25/0462**. The appealed scheme is no longer relevant and should be withdrawn.
2. The submitted 'Missing' Reports : these refer to the structural, ecology and conservation aspects.

- a. **David Wood Structural inspection.** This tells us that it was a cursory walk thru inspection of the present stable block merely looking at the fabric of the building which is now 32 years old since its approval in 1994 under **PA CG/33/94**. The stables are not to be used for commercial purposes or let to third parties. Use is for private equestrian purposes only as confirmed by a subsequent **PA DC/24/1499**. The inspection notes no rot was found and no calculations were undertaken to determine acceptability of the present raft slab to support the proposed new converted structure. Works we are told will be limited to meet current **Building Regs Part L**. The external timber cladding and rude corrugated steel sheet roof will be retained including the open covered walkway facing north. The intent is not to extend the present gross external area on plan or in section (height).
- b. **Sylvatica Ecology Report** tells us it was carried out on one visit in mid-December 2024. It was a walk across the site and the surrounding woods. It records that little in the way of flora or fauna was found which is hardly surprising considering the date on which it was conducted when everything is either in hibernation or has flown south for the winter. It also tells us its findings would be out-of-date if more than 12 months old. It has been submitted here in its original form more than 12 months later. It mentions the only nearby lake is **Whitevane Pond** to the south which is a commercial fishery and of no relevance to this study. It fails to mention the historical and much closer naturally occurring lake to the **NE** which appears on every local map of the locality. It is usual to come across a vibrant land and pond life surrounding this nearby feature with a large variety of insects, dragon and damsel flies, invertebrates and reptiles (adders and slow worms) but only during the summer months.

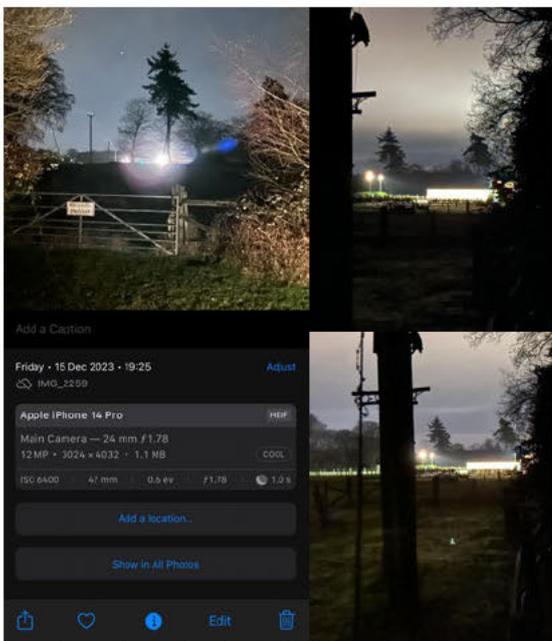


Figure 1 'Boot Camp' sessions held in the period 2023-24



One specimen 70ft high Scots Pine 3m south of the pole barn fell over shortly after the new gates were installed in 2021 probably due to unsupervised trench work through its root zone to run power to the new gates. This tree fell across the private driveway adjoining.

The conclusion is that the report is suspect in content, its execution and therefore the findings reported. There are indeed bats in the immediate area and can be seen at dusk on most warm summer evenings as dusk falls. Previous bat surveys including a recorded sound survey have identified several species as reported in previous objection letters. The report also fails to mention the larger raptors found here, eg. kites and ravens attracted by the spoils from the 'Forest England' regular deer culling. Adders, slow worms and lizards are also to be found during the summer months. This report fails to mention the true picture. Large areas of Crown land surround the application site and the wider built-up area of Forest Grange resulting in very dark nights with little in the way of light pollution as these photos illustrate.

- c. Not mentioned but a key factor in the reported apparent absence of fauna surrounding the application site and that this may be probably the result of the deliberate ongoing unlawful development activities that have taken place here particularly since 2021. The 'Constraints' tab on the **HDC** planning portal lists some 18No enforcement notices together with dates that testify to this continued disturbance to the wildlife on this site.
- d. **Conservation Aspects Forest Grange Manor:**
A look at the plans and details attached to **PA CG/34/93** will reveal the care and detailing that went into conversion of the main house Forest Grange Manor to secure its continued domestic residential use when the previous school use ceased in 1991 after a period of 45 years. Proposals to split the 1913 single manse horizontally into flats were rejected in favour of a vertical division into 5No apartments each 3 storeys in height. Great care was taken by the developer in consultation with the **LPA** to ensure added features such as new entrances and staircases were detailed to match the original fabric with matching brickwork, bonding and dressed stone margins. Suitable use of the building was approved for a limited number of private residential units, favoured over an earlier attempt to turn the house into a country hotel similar to nearby South Lodge. A look at recent over development there justifies the County Planning Officer's direction to **HDC** to issue detailed conditional approval for 15No converted private residential units only including the vertical division of

the main house to preserve the house, its character and setting. No approval under PA **CG/34/93** was given for new build development or development outside the footprint of the original school buildings. This principle has guided subsequent planning approvals given on the Forest Grange estate since. The application site is outside the original designated footprint of the school [REDACTED]

[REDACTED] The historic OS Maps included with the Heritage Statement (by Manorwood) confirm the original site was part of a divided 14-acre deer park to the north of the main house when the total was sold as three subdivided plots in 1994. Any approval to the current proposal would set a new precedent entirely on previously undeveloped land much of it designated as protected habitat and of scientific importance with many recorded ancient trees eg Whitevane Beech nearby. The estate is unique as it remained intact and in private hands until 1991 and deer in separate herds are a common sight. All this is within 2 miles of Horsham town centre.

- e. The submitted structural report tells us that a block of stables can be easily converted to residential use albeit not one that could conceivably comply with current standards for heat loss, ie Part L and A of the current Building Regulations. The accompanying Heritage Statement (from Manorwood) tells us that removing the pole barn and presenting a windowless south elevation towards Forest Grange Manor will make the form of the original stables more acceptable in profile and complement the setting of the Grade 2 listed manse adjoining and just 72m away. Again the argument relies on screening from hedgerows and trees on land not in the possession or control of the applicant. Any development here should stand on its own merits and not rely on hedgerows to screen it. Nothing is mentioned about the need for nighttime illumination to the new dwelling or its bleak internal environment that it is proposed to create with no opportunity for sunlight to penetrate the habitable spaces to be created within. It will become a very dismal north facing internal environment in which to live and will surely invite an immediate need for radical change later when its proves unsuccessful in achieving the modern day 2026 standards for sustainability. As the Parish Council have noted in their objection letter to the current proposal the proposal is clearly unsustainable as a residence. For equestrian purposes it is entirely acceptable. Clearly there is a marked difference in opinion on this subject depending on the argument you wish to promote. The statements made under Items 5.8 / 5.9 / 5.10 on Page 9 of the submitted Heritage Statement are clearly nonsense. There are two factors at play, the first is the 'harm' residential use of the converted stable block will cause precisely due to its new 'residential use' and the 'paraphernalia and noise' that will come with it in close proximity to an Edwardian mansion that has stood isolated since it was built 116 years ago. Clearly the original house is not 'worse-off' now for not having a new neighbour next to it. The proposed reduced size 2Bed unit will as planned with totally blank south facing facades will very quickly become a substandard shanty unacceptable for residential use and its close location to a Jacobean inspired Edwardian Mansion. It fails on both counts irreconcilably. It also fails spectacularly to offer any sort of inspired architectural good manners to its immediate neighbour.
- f. MME as Planning Consultant also contend that the stable block will be a good bedfellow next to the Grade 2 Listed mansion but give no reason why this should be so. Under CI 4.8 on Pg 8 of the Planning Statement they are obviously unaware that the private amenity space to Central Wing is north of the main house and extends east and westwards alongside the private driveway directly opposite the pole barn and just 7m from it. There is no useable external amenity space available to Central Wing to the south of the main house due to planning restrictions associated with its Grade 2 status. This could be described as a deficiency in the original decision to split the main house vertically and how to do this and maintain the overall character of the south elevation to the manse. Nevertheless, that is what was approved and built in 1994. Adding a substandard favela for residential use immediately next to its present amenity space will destroy what privacy this space currently provides. This is 'harm' in its fullest sense and meaning in this context, not just the 'harm' to immediate trees or fauna. MME have come to a rather bazaar conclusion.

Concerning the proposed further division of the paddock and the legal entity that is Oaklands Stud/Tanglewood Equestrian we would ask you to look again at our previous letter dated 21st May 2025, objecting to PA DC/25/0462. A copy is included below. We have clearly demonstrated that the red-lined boundary used by the applicant in support of this application includes land outside the curtilage of the paddock and listed as part of our Title WSX204169 relating to the Private Road and its verges. We also included a copy of the current Title Map to WSX188935 relating to Oaklands Stud, ie the current and registered boundary to the paddock as released by the Land Registry in June 2025. This deed is identical to the deed held by the parents of the applicant, the previous owners of the paddock, when they purchased the original paddock together with the main house 'Tanglewood' in 1994. Both adjoining titles are consistent with each other and show the registered identical common boundary position.

The OS Map on which these Title Maps are based is available in CAD format to allow a digital examination of the 3D information related to the terrain on plan but also its elevations and features. It should be noted the information contained on the OS digital map is accurate to 17 decimal places of 1mm and obtained stereoscopically from military grade satellite LIDAR survey.

Our appointed engineer's study tabulating the reference points that determine the setting-out of the boundaries was included in our previous objection letter to PA 25/0462. He established the erected wire fences on the east and west boundaries to the paddock were also put in incorrectly taking land from the adjoining two paddocks. There are inconsistencies therefore in the position of fence lines on the west, east and southern boundaries all in favour of the paddock's owner but not legally engrossed as each plot has changed ownership since 1994. It is a simple task therefore for a land surveyor today to re-establish the correct key setting out coordinates. We now know the original stable block erected in 1994 was erected over the legal southern boundary. The proposal to convert the present stable block will require re-siting of the stables to the north inside its legal boundary. This conversion requires a complete re-build. The [REDACTED] pole barn on site was added south of the legal southern boundary of the stable block sometime in 2013/14 as the published OS annual aerial surveys of the locality indicate (cf below). They demonstrate that whilst the current offer to demolish the pole barn as part of this application is indeed welcome, the fact remains this pole barn is due to be removed under EN/24/0264 shortly, when the dates set in this Notice expire. Half of the land included in the current red-lined boundary incorporates land not in the ownership of the applicant and we must reconfirm FGPRL and its shareholders will not release land it owns, to the applicant to allow any planning decision it may or may not secure, to be implemented.

There are still many deficiencies in the submitted details of the present application noticeably where the required amenity space will be sited. Amenity space is a requirement for all new housing. No detail has been given where this will be sited or the proposed 5No new car parking spaces will be placed in addition to the 20No total spaces already approved on the larger land holding adjoining intended for use associated with the part-time Boot Camp (cf PA CG/15/00 and the appeal (allowed) to DC/23/2234's refusal). We also note the applicant has previously offered to cede use of the sand school for boot camp activities. The local authority and PINs have imposed restrictions on time when these events could occur, the use of floodlighting and noise. The same PA numbers also restrict any use for commercial or residential activities on this land. [REDACTED]

Confusion here is total. This would be resolved if the LPA asked for a comprehensive development plan to allow them to understand clearly and without ambiguity the implications of any decisions being asked of them piecemeal and to clear up the present unknowns concerning utilities (potable, sewage and storm water run-off). The site is landlocked and some 900m away from the nearest public road where the required mains utilities might be available. Access to the site is only possible via a private road from Forest Road over land outside the applicant's control, with weight restrictions limited to 20t and limited to use of the paddock for grazing/agricultural activities solely and arising from Conditions attached to **CG/34/93**. The County Planning Officer himself was instrumental in guiding HDC on what would and what would not be permissible on the former Forest Grange School 156 acre estate which is why the extant Conditions relating to **CG/34/93** were set up and the relevant parts included as the CC&R's written into the deeds to each of the 15 residences that were approved as conversions to the former school related buildings. One of these conditions relates to fencing and is currently being totally ignored by the present owners entirely. Historically there was never any structure north of the private driveway. The applicant's planning statement includes historical OS Maps that prove this point.

In short, the application before HDC totally ignores the precedents previous adopted by the LPA and 'bought into' by the residents who took up occupation here when it was built out in 1995 and the Conditions required of the residents living here. [REDACTED]

The present application is fundamentally flawed and deficient in resolved detail that needs to be fully understood by all. It would be premature therefore for the LPA to make any informed decision in favour of any proposed change of use. Their only recourse is to reject the application.

Yours sincerely

The Directors
Forest Grange Private Road Ltd

Ms Emma Parkes / Councillor Hogben
Horsham District Council Planning Dept.
Albury House, Springfield Road
HORSHAM RH12 2GB
☒

21st May 2025

Representation in Objection to Planning Application – For Attention of the Shazia Penne

Dear Ms Parkes

Re **PA DC/25/0462** Oaklands Stud (Tanglewood Equestrian) Forest Grange RH13 6HX
Conversion of stables and pole barn to form one 4Bed residence.

I write to formally object to the above-referenced planning application on the basis that it seeks, in part, to retrospectively justify unlawful development works and facilitates further unauthorised encroachment beyond the lawful boundary of the applicant's land.

The application appears to:

1. **Support a Claim of Adverse Possession** – Although none has formally been submitted, it is understood that the applicant intends to pursue a claim for adverse possession over land clearly registered to the adjoining private road company. This land lies outside the curtilage of Oakwood Stud/Tanglewood Equestrian and has been incrementally enclosed without consent since 2021.
2. **Repeat Previously Refused Proposals** – The current application raises matters already dealt with in prior planning refusals. These have consistently confirmed that residential, commercial, and equestrian intensification on this site is inappropriate and contrary to policy. Attempts to revisit these issues do not materially alter the planning context and, in our view, should not pass the validation stage.
3. **Undermine Existing Enforcement Measures** – A live enforcement notice (EN/24/0264) requires removal of a mobile home brought onto the site in July 2024 and full reinstatement of the land. The present application appears to be an attempt to circumvent that notice by seeking a retrospective change of use and further development rights.
4. **Encroach on Third-Party Land** – The recently erected 2-metre high close-boarded fence (installed May 2025) is located approximately 3 metres south of an existing pole barn (itself built on land outside the curtilage and recently enclosed) and encroaches into land outside the applicant's title boundary. This follows a pattern of physical intrusions since 2021, typically concealed behind temporary barriers or fencing.
5. **Impact on Highway Safety** – Recent hedge clearance, commencing 13 May 2025, was carried out in response to long-standing safety concerns at a blind bend. It has now exposed the extent of the unauthorised development, which until recently remained obscured. Notably, the hedgerow removed is on land owned and maintained by the private road company. Although such hedging has been referenced as a visual amenity benefit in past applications, it is not within the applicant's control.

6. **Conflict with Established Planning History** – The site is subject to long-standing planning constraints, including the original consent under PA CG/33/94 (stable block) and the earlier PA CG/34/93 (Forest Grange School) and subsequent decisions reinforcing its limited use. Any approval granted now would be inconsistent with both previous determinations and current enforcement actions.

Conclusion

This application is a further attempt to regularise unlawful development and facilitate encroachment onto neighbouring land under the guise of planning. Planning consent cannot and should not be used to legitimise a civil matter of trespass or to subvert active enforcement.

We respectfully request that the application be refused at validation or promptly dismissed. If further unauthorised works continue, we would also urge HDC to consider issuing an abatement notice or pursuing further enforcement to protect the integrity of both planning control and land ownership boundaries.

Yours sincerely,



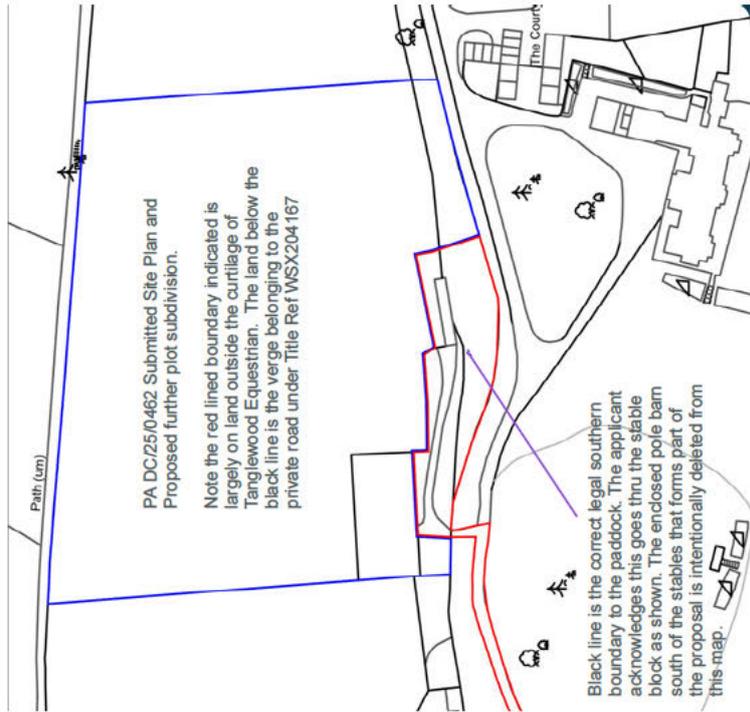
For and on behalf of the Directors of

Forest Grange Private Road Co Ltd
C/o 8 The Courtyard
Forest Grange, Forest Road
HORSHAM RH12 4TG
West Sussex

Encs

Supporting OS Maps and documents as denoted on Pages 3 – 14 inclusive

It is recommended the LPA take the opportunity to revisit the site in the context of this report's content and the further unlawful development works undertaken on site since this application was first lodged with HDC in April.



determinations, conditions, enforcement notices, and covenants. These covenants, originally set out in Planning Applications PA CG/93/94 and its parent application PA CG/34/93, continue to apply. Subsequent planning refusals and appeal decisions have consistently reaffirmed the limitations on permissible development for this site. Continued efforts by the applicant to vary or circumvent these restrictions should be thoroughly scrutinised by Horsham District Council (HDC) as part of the application validation process.

The recent removal of rhododendrons and non-native hedgerow species along the driveway frontage is part of routine maintenance on land owned by the private road company. It is important to note that while the applicant refers to this hedgerow as a screening benefit in support of their proposal, the hedgerow lies entirely outside their ownership and control. Reliance on it as a planning gain is therefore both misleading and unfounded. The timber fence erected in May 2025 represents yet another attempt to shift the paddock's southern boundary, resulting in further encroachment and trespass onto land not within the curtilage of Tanglewood Equestrian. The planning system is being misused as a vehicle to attempt to legitimise civil encroachment and support a claim for adverse possession. The applicant is affectively attempting to unlawfully extend their landholding by approximately 2,288 square metres (0.51 acres) while simultaneously seeking, through this ninth application since 2021, permission for residential use—despite consistent and reasoned refusals.

At its core, this situation is a matter of trespass and attempted misappropriation of land belonging to adjacent owners. Legal action is currently underway to address these infringements. It must be emphasised to the applicant that the granting of planning permission cannot and will not legalise this unlawful encroachment. The application is therefore fundamentally flawed and should be dismissed.

Moreover, the current proposal represents yet another iteration of an application for residential use, evidently intended to circumvent compliance with an active HDC Enforcement Notice (EN/24/0264). This requires the removal of a mobile home—unlawfully placed on the site in July 2024—and the full reinstatement of disturbed ground, including the remediation of any soil contamination or compaction in root zones of affected trees in the developed areas of the paddock. The parish council have reported to HDC that imported asbestos sheeting was witnessed being buried under the installed hardstanding mentioned in previous applications. Despite being clearly and repeatedly informed through nine previous refusals that residential, commercial, or commercial equestrian activities are not acceptable at this location, the applicant continues to occupy the site in breach of planning controls. Given this continued disregard for legal obligations and planning decisions given the current application should either be withdrawn or refused. If necessary, an abatement notice should be issued to prevent further unauthorised continuous development activity at Oaklands Stud.

In the interest of public resources, legal clarity, and community well-being, we respectfully request that this matter be concluded decisively and without further delay.

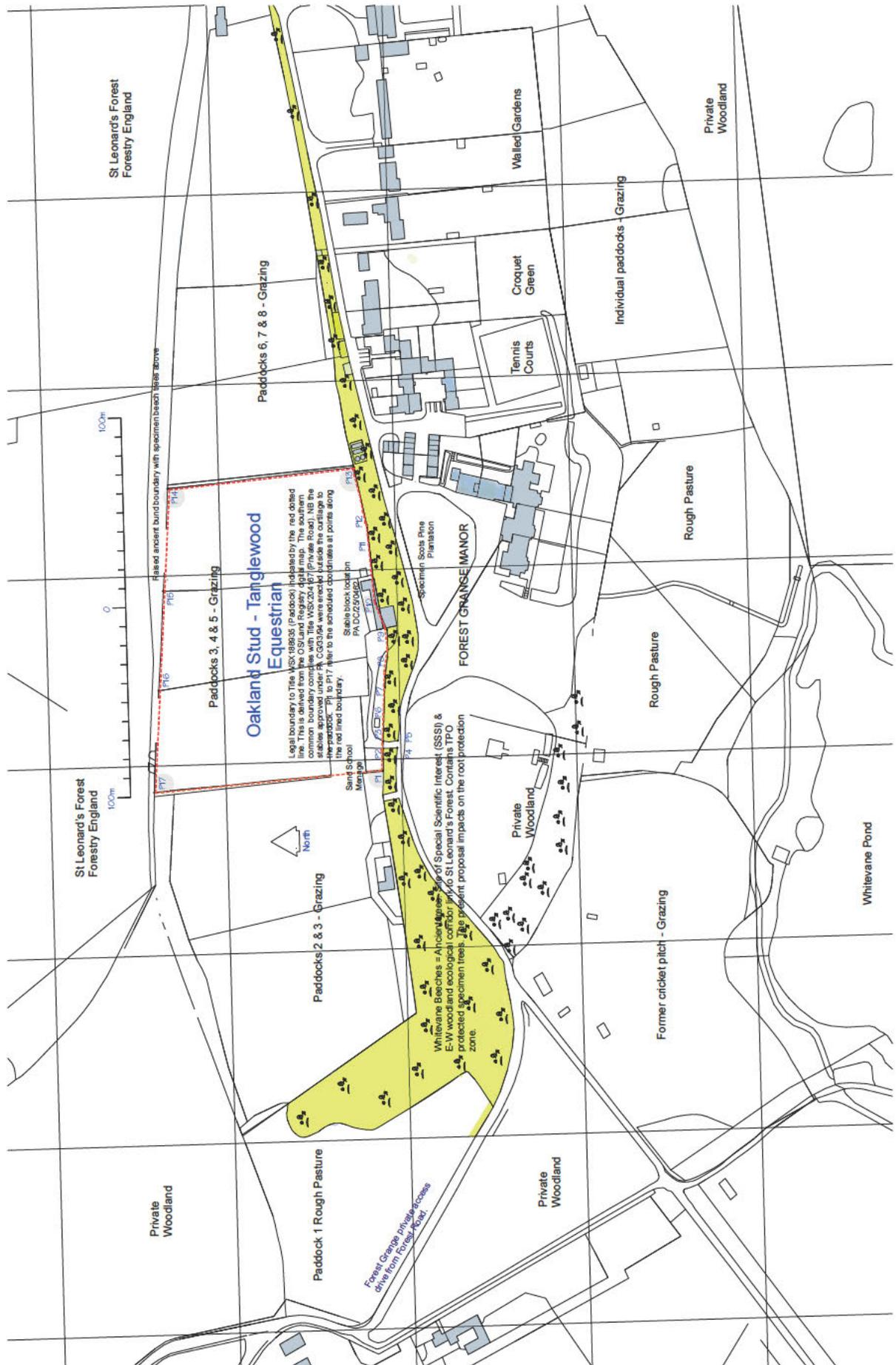
Formal Representation Regarding Planning Application DC/25/0462

The submitted planning application seeks to further subdivide the site and retrospectively justify unauthorised development works already undertaken. It also revisits matters previously addressed and rejected by the Local Planning Authority (LPA) through earlier applications. Additionally, the application appears to be used in support of a potential adverse possession claim—yet to be formally lodged—over land that is clearly within the registered title of the adjoining private road company.

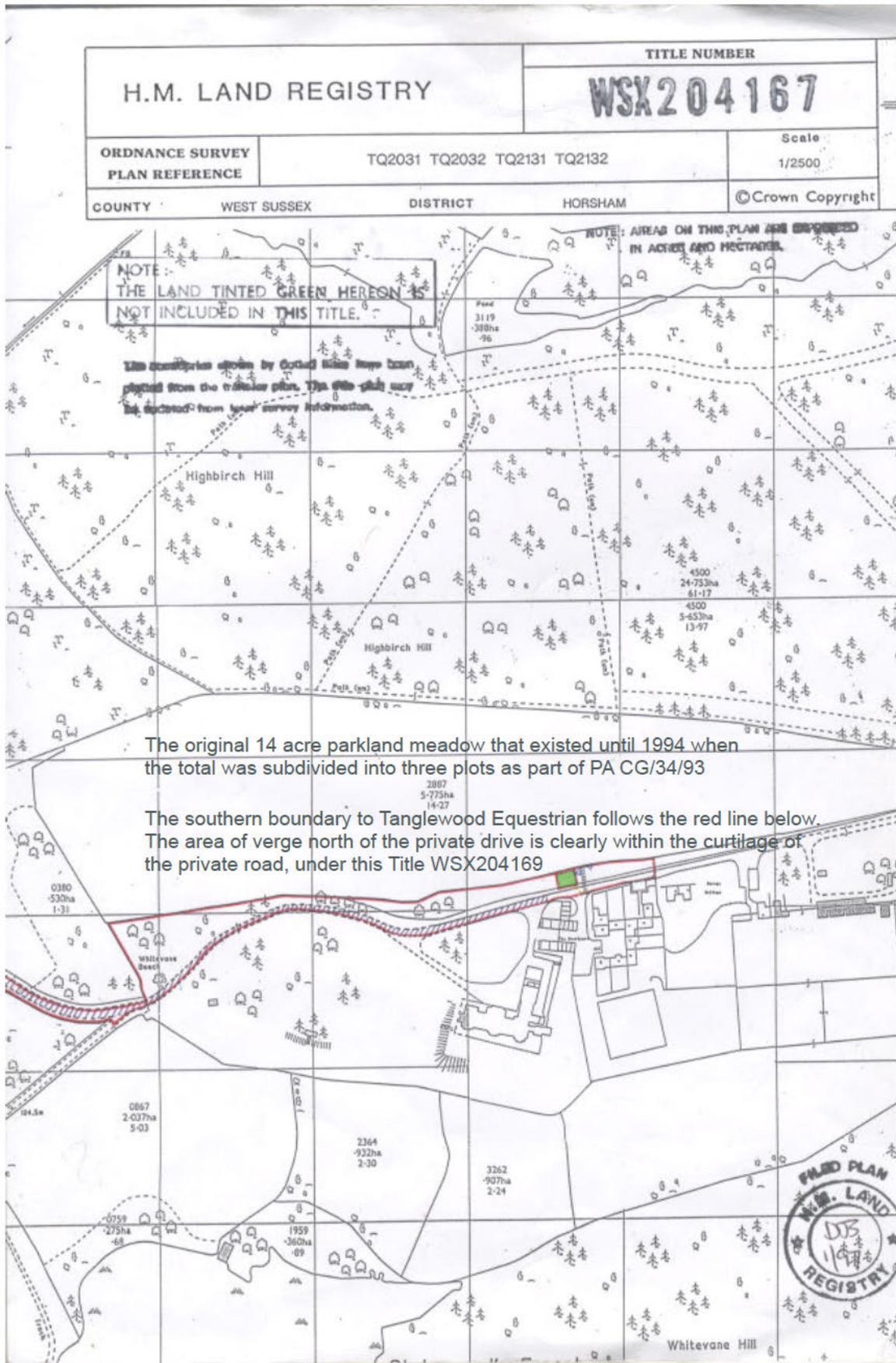
These encroachments have been occurring incrementally and discreetly since 2021, concealed behind steel fencing panels. The most recent development includes the partial erection of a 2-metre-high close-boarded timber fence, located approximately 4.3m south of the enclosed pole barn. The scale and extent of these encroachments were recently revealed through the clearance of hedging along the southern boundary—works initiated on 13 May 2025—to improve sight-lines at a hazardous blind corner in response to residents' road safety concerns.

This hedge clearance has now fully exposed ongoing unlawful activities at the site, activities that have already been deemed unacceptable through previous planning

Forest Grange Block Plan showing existing land use and the presence of a designated SSSI protected ancient woodland strip forming the southern boundary to Oakwood Stud. This is being eroded continuously and unlawfully by a series of recent and ongoing development activities within the tree canopied area shaded green.



Title Map relating to ownership of the private road WSX 204167 'The Private Road' belonging to 'Forest Grange Private Road Ltd' and it's 21 residents who are it's shareholders.



This official copy is incomplete without the preceding notes page.

WSX188935

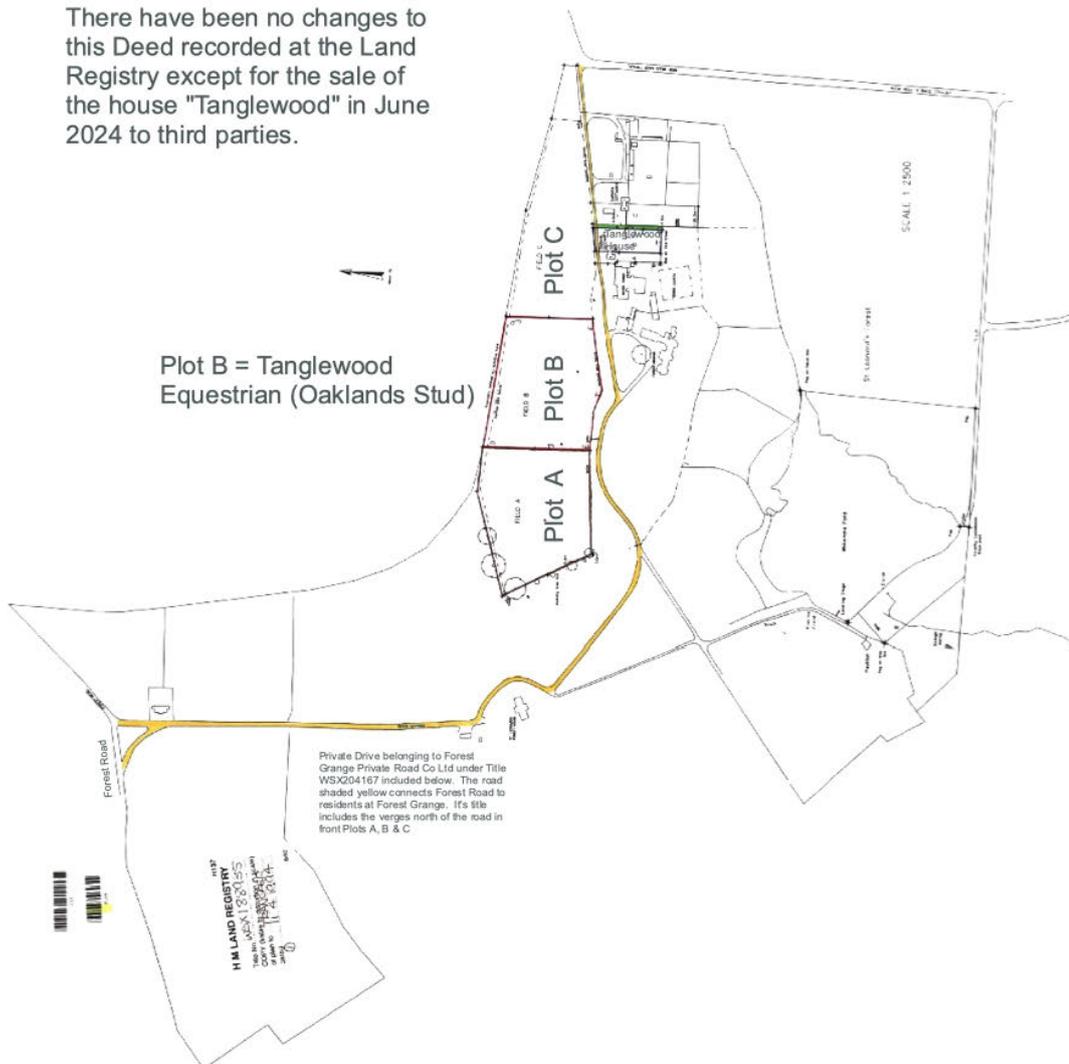
Oaklands Stud / Tanglewood
Equestrian Land Registry Title
Deeds number = WSX188935

This map was signed under seal and witnessed on 11th April 1994 by Mr Steve & Mrs Barbara Goodman (the applicant's parents). It confirms acceptance of the paddock boundaries defined by Points D, E, F & G. Survey coordinates for these points are scheduled in the documents that follow below. There have been no changes to this Deed recorded at the Land Registry except for the sale of the house "Tanglewood" in June 2024 to third parties.

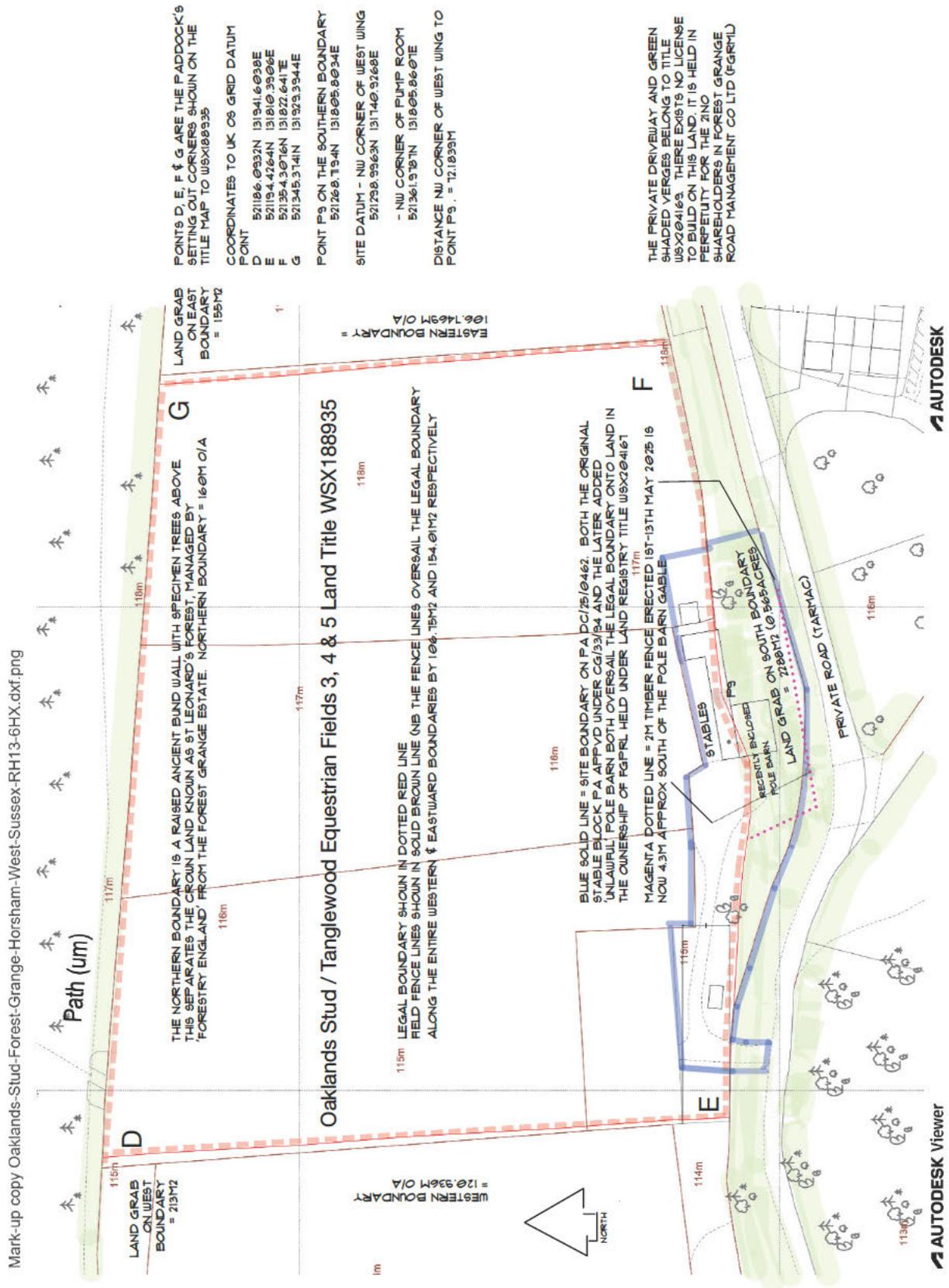
WALKER LADD	
SURVEYORS & ENGINEERS	
100, High Street, London E15 2ET	
Tel: 020 7475 1234	
Fax: 020 7475 1235	
E-mail: info@walkerladd.co.uk	
Web: www.walkerladd.co.uk	
Scale: 1:2500	
Date: 11/04/94	
Drawing No: WSX188935	
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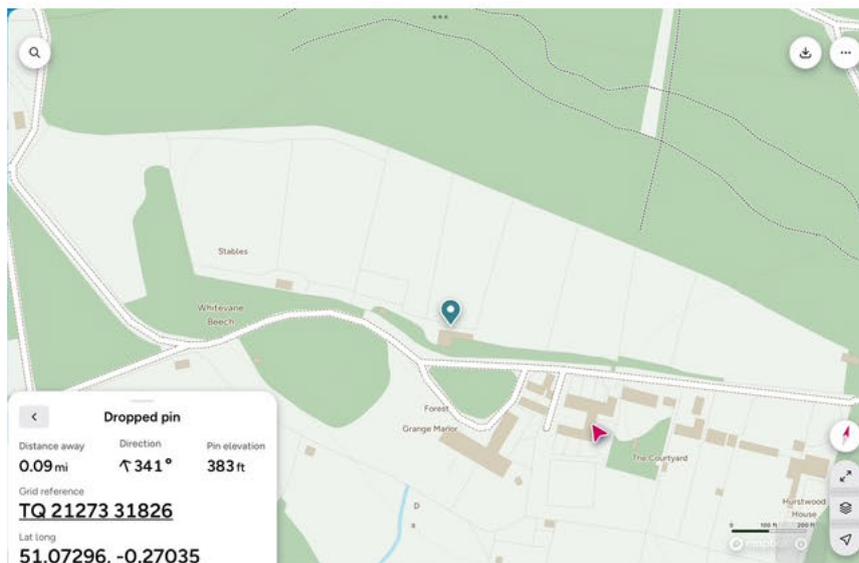
Obfuscation over the boundaries shown on the submitted Site Location Map to PA DC/25/0462 - Proposed new sub-division of the Legal Boundaries to WSX188935 Tanglewood Equestrian / Oaklands Stud and encroachment onto the green shaded verge belonging to Title WSX 204167 the Private Road & it's verges.



Survey Setting-out Coordinates to OS Title Map (Points P1 to P17 are located on the Block Plan above on Page 4. These are actual transitions in line along the legal boundary as recorded on the OS CAD Title Map).

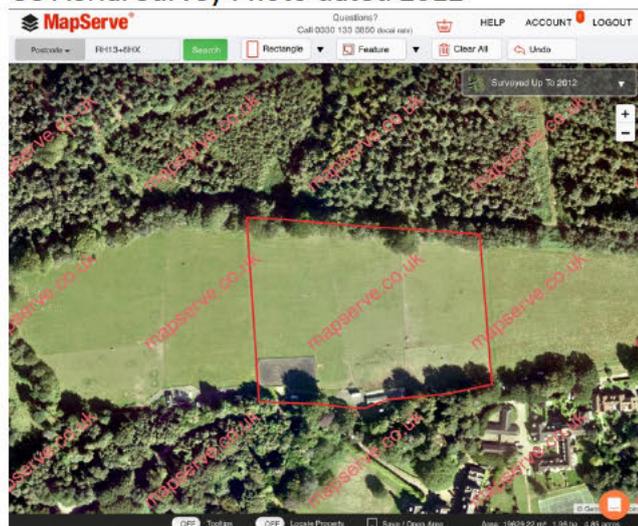
Coordinates of TE's Title Deed Boundaries					14/05/2025	Revision Date
Point Reference	Northing	Easting	Elevation	Description	Title Map Ref Point	Site Surveyed Dim
P1 Point E on the Land Registry Title Map	521194.4264	131810.3906		SW Site corner	Point E	Point 1 to kerb line actual site dim =
P2	521205.2413	131810.1909		West Side of access width on boundary	Distance Point points 1 to 2 = 11.3417m	
P3	521209.7010	131810.0999		East Side of access width on boundary	Distance Point 2 to 3 (access gate width) = 3.9416m	
P4	521205.8459	131802.0650		West side of access width on road kerb line	Distance Point 4 to Point 2 = 8.105m	Point 2 to 4 site dimension =
P5	521209.6793	131801.5275		East side of access width on road kerb line	Distance points 3 and 5 = 8.52m	Point 3 to 5 site dimension =
P6	521217.2000	131809.4795		Where brown field line & actual boundary intersect	Distance points 3 and 6 = 7.4217m	
P7	521243.9395	131807.6380		Kink south in actual boundary	Distance points 6 and 7 = 24.2477m	
P8	521257.7017	131805.6353		Kink on southern actual boundary	Distance from points 7 to 8 = 16.4148m	
P9	521268.7194	131805.8034	Point on the TE southern boundary closest to Forest Grange Manor West Wing NW corner = 72.1839m	Southernmost point on actual boundary - this sits within the footprint of the stable block. Stable block oversells the legal boundary	Distance from points 8 to 9 = 10.7019m	Point 9 to kerb line actual site dimension =
P10	521284.6824	131815.0119	Legal boundary goes thru the stable block, ie stable block straddles the legal boundary.	Kink in boundary in the middle of the original stable block	Distance points 9 and 10 = 15.2552m Distance back from driveway kerb line = 20.0981m perpendicular to driveway kerb line on north side of drive	Point 10 to kerb line actual site dimension =
P11	521316.4277	131815.2673		Actual boundary intersection with the 117m contour line	Distance from point 10 to point 11 along actual boundary = 34.4902m	
P12	521323.1689	131815.9805		Kink in actual boundary line	Distance point 11 to point 12 = 7.3116m	
P13 Point F on the Land Registry Title Map	521354.3076	131822.6417		SE Corner of TE boundary by gas tanks (Point F on Title Map)	Distance from point 12 to point 13 = 31.0885m.	Point 13 to kerb line actual site dimension =
P14 Point G on the Land Registry Title Map	521345.3741	131929.3944		NE Corner of TE boundary (Point G on the Title Map)	Distance from point 13 to 14 = 106.7469m (along the eastern boundary)	Eastern boundary o/a length = 106.7469m
			Area taken off Kevin = 154.0674m ²	Eastern fence line over sails Kevin's field by 1.8792m at the NE corner	Eastern boundary fence line over sails Kevin's field by 1.0183m at the SE corner by the gas tanks	
P15	521294.2554	131923.8919		Sub-paddock fence line intersection with northern boundary line	Distance points 14 to 15 = 54.0950m	
P16	521238.5307	131937.3422		Sub-paddock fence line intersection with north boundary	Distance point 15 to point 16 = 52.5534m	
P17 Point D on the Land Registry Title Map	521186.0932	131941.6038	Point 17 fence line over sails onto Shaun's field by 2.1781m at the NW corner (point D) and 0.799m at the SW corner (Point E). Area of land taken from Shaun = 213.0329m ² .	NW corner of TE's plot (Point D on the Title Map)	Distance points 16 to 17 = 53.6786. Distance points P17 to P14 = 160.327m ie north boundary to the forest. Distance along western boundary between Points 1 and 17 = 120.9361m	Points D to G = Northern boundary o/a length = 160.327m Points D to E = Western boundary overall length = 120.9361m
Notes	Sand school area = 818.1401m ² (20.08 x 41.2581m)	Area of FGPRL verge between the drive and TE's actual southern boundary = 2287.8361m ² (0.565 acres)	Area of Main House Central Apartment front garden = 2056.7682m ² (0.51 acres)	Area of TE = 19668.68m ² (4.86 acres) to the legal boundaries.	Setting out base station coordinates NW corner of Pump Room = 521361.9787N 131805.8607E from the OS Map grid notation	
			Distance from NW corner of Main House to the southernmost point on the TE legal boundary = 72.1839m		NW corner of West Wing main house = 521298.9963N 131740.9268E	

OS Aerial Photos showing unlawful development activities go back to 2014 and the damage caused to the protected SSSI woodland corridor running E-W along the southern boundary. Development bites into the southern woodland corridor have continued over many years unlawfully as the aerial OS photos illustrate. The present application seeks to legitimise retrospectively additional loss of land to the south.

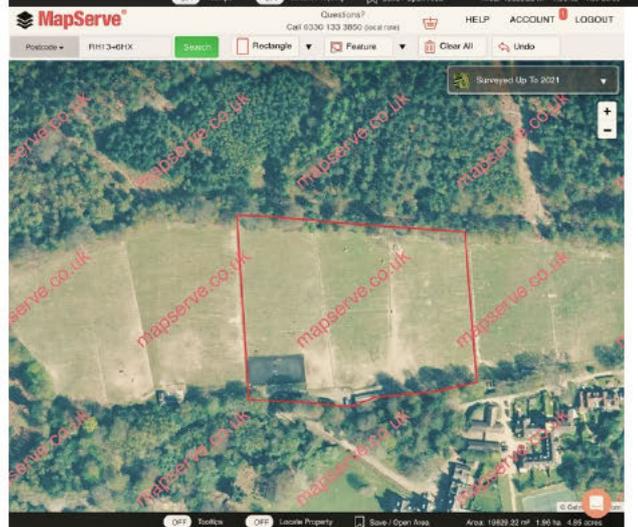
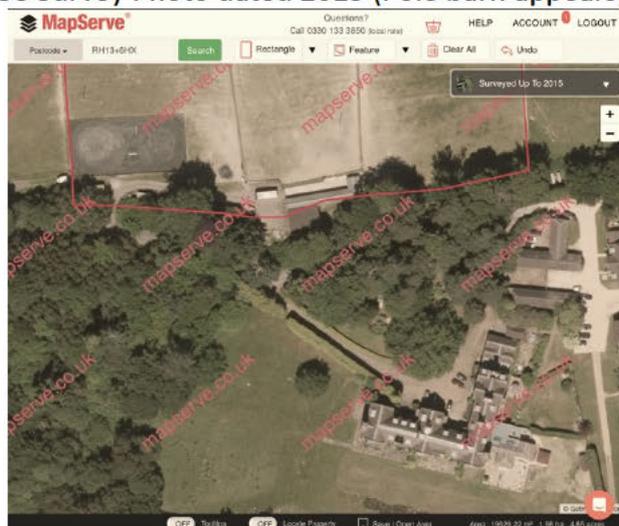


Location to WGS84 (GPS)

OS Aerial Survey Photo dated 2012



OS Survey Photo dated 2015 (Pole barn appears)



OS Survey Photo dated April 2021

Present hedgerow status following hedge cutting at 'Blind Corner' opposite the 'Manor'





Appointed tree works contractor.



This is the current state of the overgrown verges from 'Blind Corner' to the sliding gate entry into Oaklands Stud. These non-native species will also be removed during planned maintenance works.



FGPRL's Removal of all non-native rhododendron commenced 13/5/25 and will continue in sections along the whole road. The hedgerow continues for some 150m eastwards towards The Courtyard





This is known as 'Blind Corner' photo after recent hedge trimming activity. More clearing of thickets of holly trees is required to make this corner safe to users in both directions. We do not need or want the applicant's unauthorised 2m high fence close boarded fence currently in progress. It will defeat the objective to make this corner visually safe especially to delivery trucks unfamiliar with this location.

Summary

Irrespective of the outcome of this the 9th full planning application together with enforcement action over the last three years at Tanglewood Equestrian / Oaklands Stud for a change of use to residential and commercial activities on this site, Forest Grange residents and shareholders in the private road company FGPR and the separate management company of the estate facilities and its utilities FGHML, have absolutely no intention of agreeing legally to any proposed change put forward continuously, in succession by the applicants. A civil action to this end is in progress. Meanwhile the applicant's have an extant Enforcement Notice (EN/24/0264) to quit and reinstate the site to pasture/grazing. The LPA have also been made aware by the parish council that imported hazardous waste has been witnessed being brought onto the paddock area for burial under the various hardstanding areas and then sought retrospectively for planning approval, or by way of appeal.

We respectfully urge the LPA to reject this application in its entirety and put measures in place to prevent further nuisance to the legitimate residents at Forest Grange.