

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 February 2026 19:05:26 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 05/02/2026 7:05 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:	Beech House, 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">- Highway Access and Parking- Other- Overdevelopment
Comments:	I object to this application which makes a mockery of the planning process. It is the FIFTH application for residential development on this site, all of which have been REFUSED by the Council. Three of the applications [DC/24/0974, DC/23/2234, DC/22/2125] were RETROSPECTIVE and aimed at forcing through permission to build properties on the land which is designated for agricultural and equestrian purposes.

DC/24/0974 is currently the subject of an Enforcement Notice which requires the applicant to remove the current mobile home and associated works by the 12th February 2026. An appeal against the notice to the Planning Inspectorate [PINS] was DISMISSED. In their conclusion PINS note that there has been no authorised residential development to the north of the private road and emphasised that the harms associated with any such development would outweigh benefits of increasing the housing stock.

It seems that the applicant considers it worth trying the same again with a variation on application DC/25/0462. I do not understand why it has been accepted by the Council. The reasons for rejection by Council and the Planning Inspectorate still stand and have not been addressed by the current application. In particular, it is contrary to policies 1,2,4, 25, 26,30,32 and 33 of the 2015 Horsham District Planning Framework [HDPF]. Further, the application does not address the reasons for refusal of DC/25/1428 which concluded that the domestic activities associated with a residential area would degrade the rural nature of the site and would fail to respect the High Weald National Landscape contrary to policies 25, 30, 32 and 33 on the HDPF

The field, previously Tanglewood Equestrian and now Oaklands Stud, can only be accessed by a private road owned by the residents and for which the applicant has no ownership. The applicant is only permitted access to the field from the road for agricultural and equestrian purposes and not residential purposes. Further, the proposed building site is within boundaries which are not correct and include land owned by Forest Grange Private Road Limited [FGPRL]. The applicant is well aware of this and of the fact that permission for any development of the land would not be granted.

There is no provision for the disposal of foul drainage and the proposed soakaway does not take into account the clay layer in the ground which can result in flooding on the Estate.

The recent removal of vegetation on the FGPRL land has exposed inappropriate close board fencing some 20m away from the boundary of the Grade 2 listed Manor House. Moreover, the northern border of the field had a public path and bridleway inside the National Forest running east/west alongside the field and the proposed new development can easily be seen from the path as can the current mobile home development.

I ask the Council to end this constant barrage of applications and leave the Estate in peace.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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