From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 November 2024 17:31:44 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1499
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 11/11/2024 5:31 PM.

Application Summary

Address:	Tanglewood Forest Grange Horsham West Sussex RH13 6HX
Proposal:	Removal of Condition 4 of previously approved application CG/33/94 (Erection of stables and haybarn) relating to the tie to the existing dwelling at Tanglewood.
Case Officer:	Shazia Penne

Click for further information

Customer Details

Address:	6 The courtyard Forest Grange Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to express my strong opposition to the application seeking the removal of Condition 4. Here are the key reasons why this application should be denied: Negative Impact on Land Use: The proposal poses significant

risks to the land's intended use and undermines local amenities. It would also compromise the Local Planning Authority's (LPA) ability to manage development effectively, particularly by allowing commercial exploitation in this sensitive area.

Contradiction of Original Intent: Removing Condition 4 would directly contradict the original rationale for its implementation, which remains relevant today.

Harm to Historic Assets: The proposal threatens the integrity of Forest Grange Manor, a Grade II listed building, without providing any compensatory public benefits.

Violation of Planning Policies: This application contravenes several policies outlined in the HDPF, including but not limited to Policies 25, 26, 30, 31, and 40.

Encouragement of Non-Compliance: Allowing the removal of Condition 4 would further enable the applicant's ongoing disregard for the other 20 conditions associated with application CG/33/94. For instance, the presence of a large caravan and mobile home on the site violates the condition against storage of caravans, and the installation of a sewage treatment plant breaches the no ground works stipulation.

Flawed Planning Statement: The planning statement contains numerous inaccuracies and misleading information. For example, the site diagram incorrectly includes land owned by Forest Grange Private Road Limited (FGPRL).

Misleading References: The applicant's reference to CG/33/94 as an approval for an "equestrian facility" is misleading. Assertions that no change of use will occur are also false, as there is a clear history of unauthorized activities on the site, indicating that further changes are likely if Condition 4 is lifted.

Lack of Justification: The application fails to adequately demonstrate the necessity of the development under Policy 26 of the HDPF.

Access Issues: The claim of legal access to the cited bridleway is incorrect; no such access exists.

Inaccurate Comparisons: The applicant attempts to draw parallels with other approved developments, but these pertain solely to stables, making any comparison invalid.

Failure to Protect the Landscape: The application does not show how it complies with Policies 25, 30, 32, and 33 of the HDPF, particularly in terms of protecting and enhancing the landscape and the unique qualities of the High Weald National Landscape (HWNL).

Neglect of Local Amenity: There is a complete disregard for the potential negative impacts on the amenity of neighboring properties.

Environmental Concerns: The application overlooks the detrimental effects that development has already had on the surrounding priority habitat, flora, and fauna, including veteran trees and their root protection zones.

Water Neutrality: The proposal fails to address the critical issue of water neutrality.

This application appears to be another attempt by the applicant to circumvent the planning process, seeking to exploit the site for commercial gain or to facilitate residential development.

I urge you to reject this application in its entirety

Kind regards