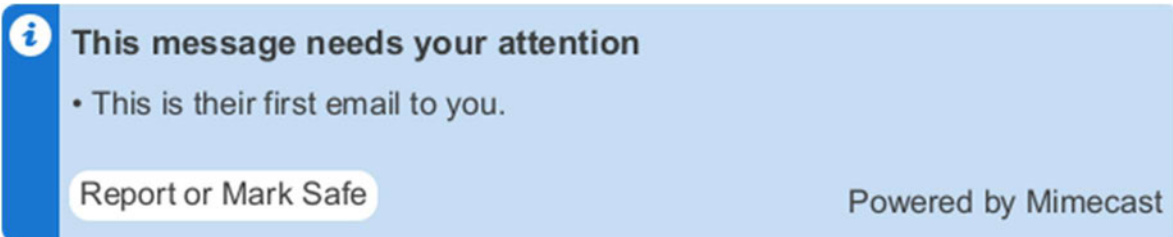


From: [REDACTED]
Sent: 27 September 2026 11:50
To: Planning <planning@horsham.gov.uk>
Cc: [REDACTED]
Subject: Mixed-use building for stabling/storage and the creation of a sand school, Pinkhurst, Pinkhurst Lane, Slinfold West Sussex DC/26/1359
Importance: High



Dear Emma Parkes,

We share a boundary with the application site.

We wish to object to planning application DC/26/1359 in its present form, principally because of the siting of the proposed barn, sand school and associated access arrangements in close proximity to our shared boundary, garden, home and mature oak trees.

We wish to make clear that we do not object in principle to our neighbours keeping horses or providing a barn, sand school and suitable access on their land. Our concerns relate specifically to the proposed location and layout of the development. We believe the impacts could be substantially reduced by repositioning the proposed facilities further away from our boundary, garden and mature trees.

1. Loss of Privacy and Overlooking

The proposed sand school, measuring approximately 40 metres by 20 metres, would run alongside our shared boundary and directly overlook our private rear garden and home (see photo). Users of the sand school would be elevated when mounted on horses, allowing direct and repeated views over the boundary into areas where we currently enjoy a reasonable expectation of privacy. This would not be an occasional impact.

Overlooking would occur whenever the sand school and associated access route were in use, potentially resulting in a material and ongoing loss of privacy within our home and private residential garden.

Our objection is not based on the loss of a private view, but on the direct overlooking and intrusion into our private domestic space arising from the siting and use of the proposed development.

2. New Access Route, Traffic and Disturbance

The proposed new access route would run alongside a substantial length of our shared boundary. Its use by horseboxes, horse lorries, trailers and other vehicles would introduce additional vehicle movements, engine noise, headlights and general disturbance close to our home and garden. Headlights from vehicles using the access route, particularly during early mornings, evenings and winter months, could shine directly into our garden and potentially our home, causing avoidable light intrusion and disturbance.

The movement of larger vehicles may also create further opportunities for overlooking into our property. The proximity of this access route to our residential boundary is therefore a further concern.

3. Artificial Lighting

The application does not appear to provide sufficient information regarding proposed lighting for the barn, sand school or access route. Any artificial lighting associated with the development could result in glare and light intrusion into our property, particularly given the proximity of the proposed facilities to our home and garden.

We are also concerned about the potential effects of artificial lighting on wildlife associated with the mature oak trees and established boundary vegetation. Before the application is determined a professional lighting assessment and detailed lighting scheme should be provided, including the location, height, intensity, direction and operating hours of any proposed lighting.

4. Protection of Mature Oak Trees

There are large, mature oak trees along our shared boundary which form an important established feature of the landscape (see photo outlining positions). We are concerned that the proposed location of the sand school, barn and access route could result in damage to the root systems of these trees through excavation, foundations, construction activities, drainage works, ground compaction and the movement of heavy machinery. Given the size, maturity and proximity of these trees, we consider it essential that their root protection areas are properly identified and protected before any development takes place and that the layout of the development should be amended to avoid harm to the mature boundary trees.

5. Requested Amendment

We reiterate that we do not object in principle to the proposed equestrian use of the land or to our neighbours providing appropriate facilities for their horses.

Our objection is to the current siting and layout of the proposed development, which places the sand school, barn and access route unnecessarily close to our shared boundary, garden, home and mature oak trees. We ask that the applicant reconsiders the proposed layout and relocates the barn, sand school and associated access route further away from our boundary, taking proper account of neighbouring residential amenity, privacy and the root protection areas of the mature oak trees. We believe that a revised layout would allow the applicant to achieve their intended equestrian use while substantially reducing the impact on neighbouring properties and protecting the established landscape.

We therefore ask the Council to give careful consideration to these concerns and to seek an amended scheme before determining the application.

Yours faithfully,

Lackhams and Lackhams Cottage
Lyons Road
Slinfold
RH13 0TD



