

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Application Number: DC/25/1957

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Ms Andrea Starns

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Demolition of pole barn. Conversion of existing stable building into 1no. detached dwelling with associated works.

Oaklands Stud Forest Grange Horsham West Sussex

as shown on Plan and Application Number DC/25/1957 submitted to the Council on 28/11/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development would be located beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development is therefore contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 4 and 26 of the Horsham District Planning Framework (2015). Notwithstanding the provisions of the National Planning Policy Framework (2026), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Local Plan policies in these regards.
- 2 The proposed development, by reason of the introduction of a permanent residential use within a rural equestrian site, together with the creation of domestic curtilage, lawned areas, domestic activity, lighting, parking, fencing, boundary treatments and other associated urbanising influences, would result in the domestication and subdivision of the site and a material erosion of its rural character. The proposal would introduce a residential character that is neither visually nor functionally neutral and would fail to maintain the open grazing and equestrian character of the site. Furthermore, the subdivision of the land would undermine the historic assart field pattern which forms an important component of the landscape character and special qualities of this part of the High Weald National Landscape. The development would therefore fail to conserve and enhance the character, scenic beauty, tranquillity and natural beauty of the High Weald National Landscape, to which substantial weight must be given, contrary to Policies 25, 30, 32 and 33 of the Horsham District Planning Framework (2015) and the relevant provisions of the National Planning Policy Framework (2026).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		2405TA_000 rev001	05.09.2026
Block plan		2405TA_001 rev001	05.09.2026
Floor plan	Existing ground floor	2405TA_R2_100	28.12.2025
Floor plan	Proposed ground floor	2405TA_R2_200	28.12.2025
Elevation plan	Existing and proposed north	2405TA_R2_101	28.12.2025
Elevation plan	Existing and proposed south	2405TA_R2_102	28.12.2025
Elevation plan	Existing and proposed east and west	2405TA_R2_103	28.12.2025

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note To Applicant:

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.



Emma Parkes
Head of Development and Building Control

Date: 09/10/2026

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.