



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 20232
Date: 21 September 2026

For the attention of: Daniel Holmes

Application ref: DC/25/1957
Location: Oaklands Stud Forest Grange Horsham West Sussex
RH13 6HX
Proposal/Description: Demolition of pole barn. Conversion of existing stable building into 1no. detached dwelling with associated works.

This letter sets out our landscape comments and observations based on the latest received documents and plan.

Summary

Not supportive on landscape grounds	☒
No landscape objection, subject to attached recommendations and/or conditions	☐
Further information required prior to determination	☐
No landscape comments / does not wish to comment	☐

Our Landscape comments are as follows:

1.0. Review of the proposal/submitted information

- 1.1. We have reviewed the submitted Landscape Consultant response (dated: 04/09/2026) prepared by Nick Harper BA (Hons) DipLA (Hons) CMLI.
- 1.2. Reference towards the appeal decision for application DC/25/1428 has been made where Para 7.7 of the Applicant response states that the built form already exists. We do not disagree with this; however, as previously stated, our concern is focused on the basis that the current use of the site is of a rural equestrian character (stables) and not domestically residential. Contrary to the Landscape Consultant position, the removal of the pole barn and replacement with 'lawn' bounded by 1.2m high post & rail fencing, in itself, introduces domestic urbanisation of the rural character present, with further associated domestic paraphernalia together with increased land subdivision.
- 1.3. We note further details which include an orange dashed line "denoting domestic curtilage". From a landscape perspective, this does little to satisfy our concern regarding the absence



of details relating to boundary treatment of the curtilage boundary. No information has yet been provided.

- 1.4. Further delineation of the landscape parcels is not desirable and should be avoided to maintain the distinctive 'assart' character of the site. This notable historic land practice is characteristic of the National Character Area 122 High Weald, the High Weald National Landscape, the West Sussex Landscape Strategy HW2 High Weald Forests and the Horsham Landscape Assessment L1: St Leonard's Forest Landscape Character Area.
- 1.5. We emphasise the duty to "seek to further the purpose of conserving and enhancing the natural beauty of AONBs", as set out in Section 85 of the CRoW Act 2000. The increased in field subdivision and domestication of the landscape is considered to conflict with this duty.
- 1.6. Notwithstanding concerns of the boundary treatment to the 'domestic curtilage'; we would still request clarification on landscape details within the red line boundary of the application to be able to fully assess the proposals.

2.0. Summary

- 2.1. Overall, the remaining areas of disagreement arise from differences in professional judgement.
- 2.2. The submitted revisions provide little assurance and evidence that the proposals would not result in detrimental domestication and subdivision of the landscape within which the site is located, which is characterised by its rural, open grazing assart field parcels with associated built character that is distinctly rural in character and associated to equestrian use.
- 2.3. We remain concerned about the proposed change of land use from rural equestrian use to domesticated residential use, and the effect this would have on the character and appearance of the High Weald National Landscape.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



This advice has been provided by Place Services on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.