

[REDACTED]

From: [REDACTED]
Sent: 03 August 2026 00:15
To: Planning
Subject: Application DC/26/1056 relating to the retrospective shepherd's hut at Kerves Farm Cottage - Appendices relating to Objection Lett

Categories: Comments Received

Dear Sir/Madam,

Please find attached **Part 2 of 2** of our objection submission for application **DC/26/1056**.

This email contains the supporting evidence appendices referred to within the objection letter:

Appendix 2 – Installation and Construction Evidence
Appendix 3 – Pool & Hot Tub
Appendix 3a – Bedrooms & Living Space
Appendix 4 – Guest Parking and Night-time Light
Appendix 5 – Ancient Woodland
Appendix 6 – Drainage and Klargester
Appendix 7 – Historic Parking Allocation
Appendix 8 – Pedestrian Access
Appendix 9 – Airbnb Reviews

These appendices should be read together with the objection letter submitted in Part 1 of 2.

We respectfully request that all attached documents are uploaded to the public planning file and taken into account when determining the application.

Yours faithfully,

[REDACTED]

Appendix 2

Installation & Construction

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

2. Installation

The Application Form states that construction of the shepherd's hut commenced and was completed on 05 January 2026.

Publicly available photographs show that the shepherd's hut was installed by contractors and formed part of a wider programme of works, including the construction of a base and associated drainage infrastructure. The photographs indicate that the development involved more than simply the placement of a movable structure on the land.

The same photographs show the shepherd's hut in close proximity to Kerves Farmhouse, with multiple bedroom windows of the dwelling clearly visible. This evidence illustrates the physical relationship between the hut, its associated works and neighbouring residential accommodation.

Publicly available posts from A&P Contractors indicate that the installation works were completed around June 2025. The accompanying photographs show Kerves Farmhouse in the background and further demonstrate the close relationship between the shepherd's hut and our home



A&P Contractors's post



A&P Contractors · [Follow](#)

23 Jun 2025 · 🌐

Just finishing off this project for some great customers in Horsham.

Sleeper frame built, backfilled with sub base and topped with shingle. Trenches dug for services and connected. Finally shepards hut moved from where it was badly positioned onto new base where it looks amazing!!

Contact us for any landscaping or agricultural work!



3

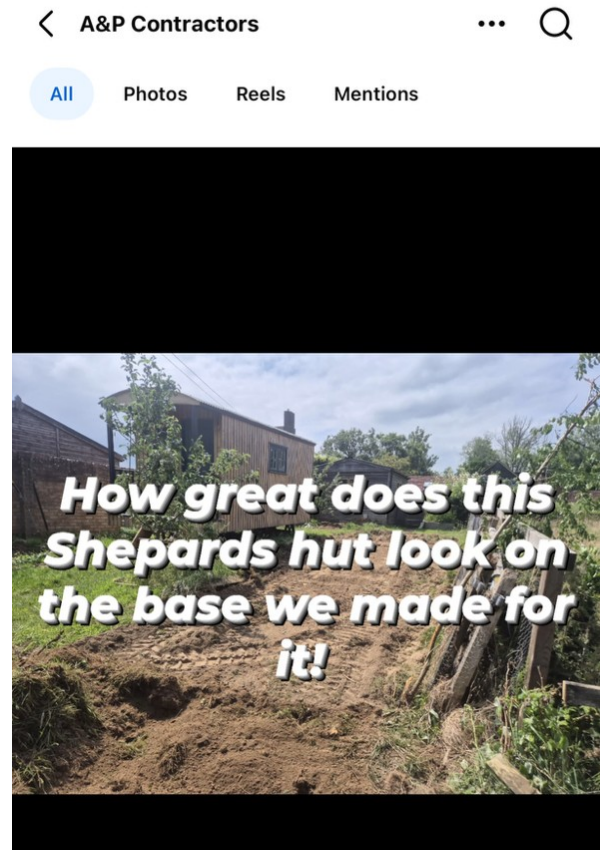


2



A&P Contractors's post





12:09



A&P Contractors's post



2a. Line of Sight

The photographs below show the direct line of sight between the shepherd's hut and our home at Kerves Farmhouse.

The rear-facing bedroom windows are visible from the shepherd's hut entrance, the external amenity space and the adjoining paddock area used by guests for parking. The photographs demonstrate the close residential relationship between the holiday accommodation and our property, which is relevant to the assessment of overlooking, privacy and residential amenity impacts





Appendix 1 – DC/26/1056 Kerves Farm Cottage

Appendix 3

Photographs

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

3a. Photographs - Swimming Pool, Hot Tub and Private Amenity Areas

Relationship between the shepherd's hut and Kerves Farmhouse

The photograph below demonstrates the direct visual relationship between the shepherd's hut, the associated guest amenity area and Kerves Farmhouse. The highlighted windows identify the rear-facing bedroom windows and living accommodation within Kerves Farmhouse. The arrows indicate the approximate lines of sight from the shepherd's hut and associated guest area towards our home, private garden, swimming pool and hot tub area.

The photograph demonstrates that visibility is not limited to a single point. Views are available from the shepherd's hut location towards multiple bedroom windows and the principal private amenity spaces associated with Kerves Farmhouse.

This relationship is relevant to the assessment of overlooking, loss of privacy and the effect of the proposed holiday-let use on neighbouring residential amenity.





Appendix 1 - DC/26/1056 Kerves Farm Cottage

Swimming Pool, Hot Tub and Private Amenity Areas

The photographs below show the relationship between the shepherd's hut and the principal private amenity areas associated with Kerves Farmhouse, including the swimming pool, hot tub, patio and surrounding recreational space. The shepherd's hut is visible above the boundary treatment from a number of locations within these areas and forms part of the immediate outlook from spaces used for relaxation and recreation.

The photographs demonstrate that the shepherd's hut is not visually isolated from neighbouring residential amenity areas. The visibility of the hut from the swimming pool, hot tub and associated patio areas is relevant to the assessment of overlooking, privacy and the effect of the proposed holiday-let use on neighbouring residential amenity.

The photographs should also be considered alongside the annotated line-of-sight images, which demonstrate the wider visual relationship between the shepherd's hut, its associated guest area and Kerves Farmhouse.







Appendix 1 - DC/26/1056 Kerves Farm Cottage



The photographs demonstrate that the shepherd's hut, together with its associated guest area, forms part of the immediate outlook from the swimming pool, hot tub, patio and surrounding garden. These are principal private amenity areas associated with Kerves Farmhouse and are used regularly for recreation and enjoyment of the property.

Decking & Sunbathing Area

This photograph shows the outlook from the private decked seating area and surrounding recreational space associated with Kerves Farmhouse.

The shepherd's hut is visible above the boundary treatment in the background, illustrating the close relationship between the holiday-let accommodation and the principal private amenity areas associated with our home.

The photograph demonstrates that the shepherd's hut forms part of the immediate outlook from areas used for relaxation and recreation.

This relationship is relevant to the assessment of overlooking, privacy and the effect of the proposed holiday-let use on our residential amenity.



The red box identifies the area used for guest parking associated with the shepherd's hut. Guests arriving at and departing from the site have a direct line of sight towards Kerves Farmhouse and its associated private decking.

This photograph shows a vehicle parked within the area used by guests associated with the shepherd's hut. The image demonstrates the proximity of the guest parking and arrival area to Kerves Farmhouse and illustrates the direct line of sight available from the parking area towards our home and associated amenity spaces.

Even where guests do not park in the paddock area, access to the shepherd's hut requires them to walk past and through the area shown in the photograph. As a result, guests arriving at and departing from the accommodation have direct views towards Kerves Farmhouse, including the decking and surrounding amenity areas.

The visibility of these spaces is therefore not limited to occupants within the shepherd's hut itself but also arises from the normal pattern of guest arrival, departure and movement around the site.





Appendix 3a

Photographs: Bedrooms & Living Space

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

3a. Bedrooms

The photograph identifies the principal habitable rooms within Kerves Farmhouse, including bedrooms, living rooms and the conservatory. The image demonstrates that the relationship with the shepherd's hut is not limited to a single window or room. Multiple rear-facing habitable rooms have a direct visual relationship with the area occupied by the shepherd's hut and its associated guest amenity space.

This photograph should be read alongside the line-of-sight and amenity area photographs contained within this appendix, which demonstrate the visibility between the shepherd's hut, guest activity areas and Kerves Farmhouse.



Line of sight into the bedrooms – photo taken from the garden wall immediately adjacent to the shepherds hut:

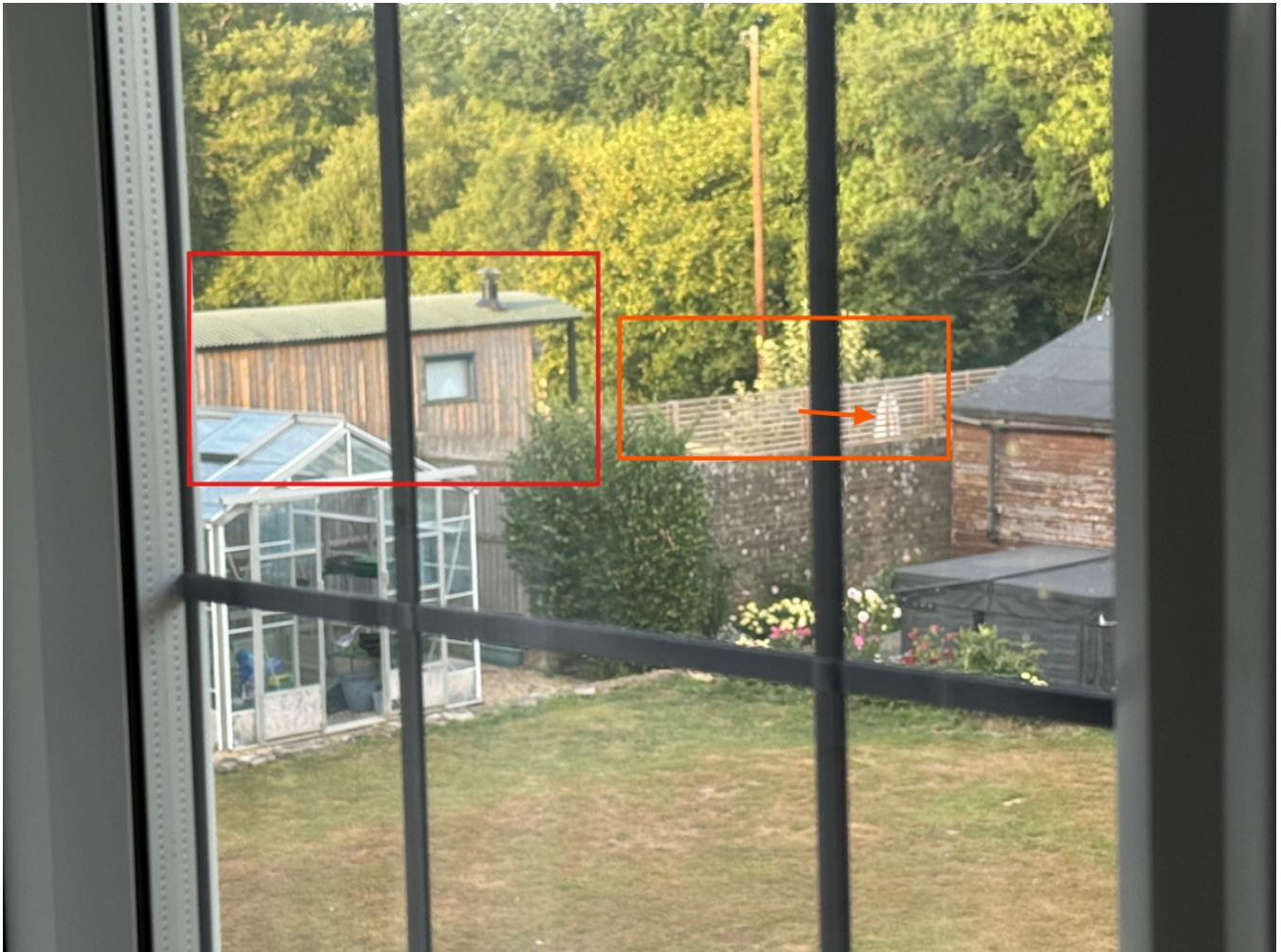


Bedroom 1:

The following photographs provide representative views from rear-facing bedrooms and living accommodation within Kerves Farmhouse. They demonstrate that the shepherd's hut is visible from a number of habitable rooms and forms part of the outlook from the rear elevation of our home.

These images should be read alongside the pool, hot tub, garden and guest arrival photographs, which show the impact on our private outdoor amenity areas.





The red box shows the shepherd's hut and the green box identifies the external amenity / seating area associated with the shepherd's hut.



Bedroom 4:



Bedroom 5:

The red box is the shepherd's hut, the orange arrow points to the outside space and the purple box shows the entrance gate.





Doorway to Bedroom 4:



The extent of screening that would be required to remove views towards our bedrooms, private garden, swimming pool and hot tub demonstrates the fundamental difficulty with the current siting of the shepherd's hut.

The issue is not simply a lack of boundary planting. Rather, the development has been positioned in a location that creates an inherently close relationship with neighbouring residential accommodation and amenity space.

Living Room 1



Appendix 4

Guest Parking & Night-time Light Intrusion

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

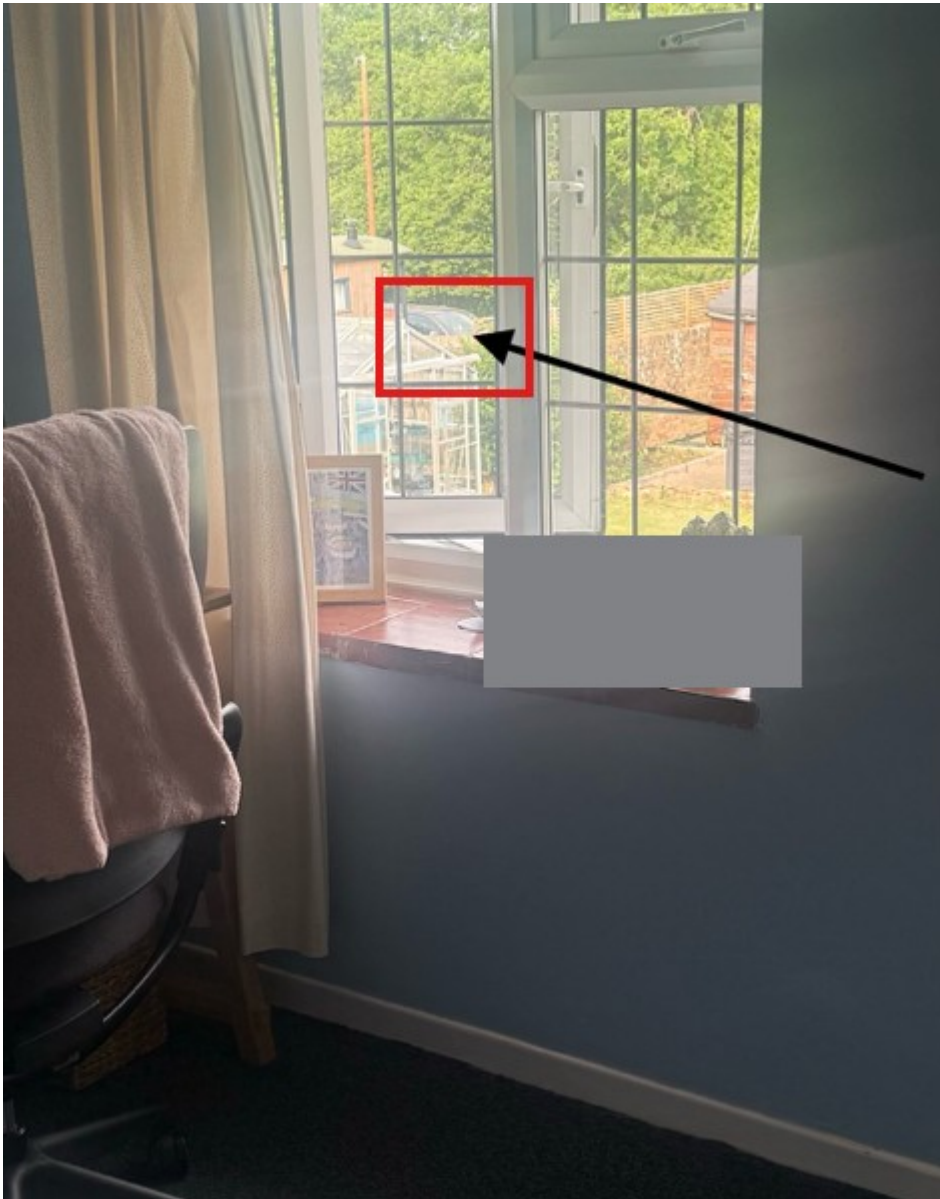
4. Guest Parking

The paddock immediately outside the shepherd's hut has been used for high-turnover guest parking. Parking has not been limited to small cars; vehicles including HGVs have used the Shepherds Hut in association with their stays.

Vehicles park outside the wooden gate and guests access the hut from that point. These parked vehicles are visible from the bedrooms and decking area at Kerves Farmhouse, and arriving visitors have a direct line of sight into the decking area, which is a sensitive part of the garden used for sunbathing and relaxation.

The associated arrival, unloading and door-closing activity gives rise to noise and a clear loss of residential amenity. The attached photographs provide supporting evidence.





HGV Parking

This photograph shows a larger vehicle parked in the paddock area associated with the shepherd's hut. The vehicle is positioned on the paddock and within the area used for access to the holiday accommodation.

The photograph demonstrates that parking and access activity associated with the use is not limited to small private cars and occurs in close proximity to Kerves Farmhouse and its private amenity areas.





4a. Night time light intrusion

The shepherd's hut is illuminated at night, particularly during the darker months, and its use is not limited to seasonal occupation, contrary to Supporting Statement paragraph 3.2. A photograph taken from Bedroom 3 and Bedroom 4b shows light from the hut shining directly into the bedroom spaces, demonstrating clear light intrusion into the rooms themselves and a further loss of residential amenity.

The application contains no lighting assessment and no assessment of the effects of external illumination on neighbouring residential amenity or nearby ecological reports.



The photo below shows the line of sight into bedroom 3 and the night intrusion.





Appendix 1 – DC/26/1056 Kerves Farm Cottage

Appendix 5

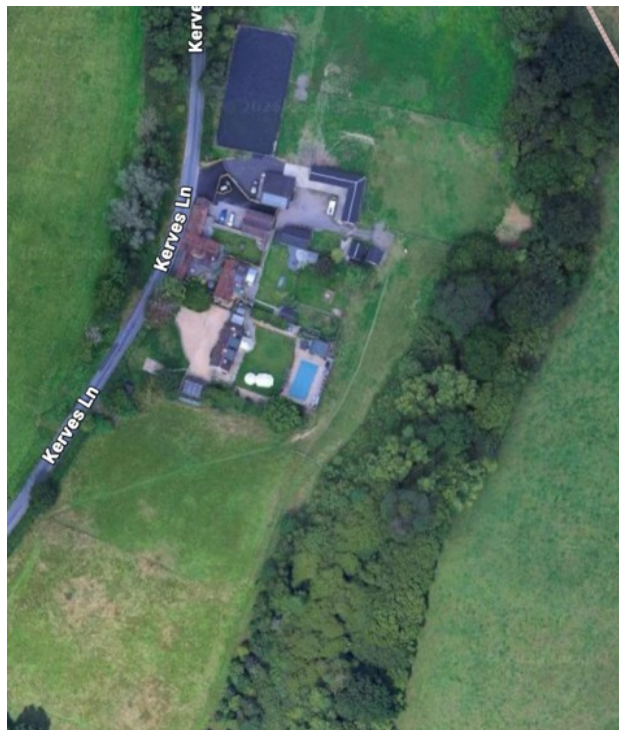
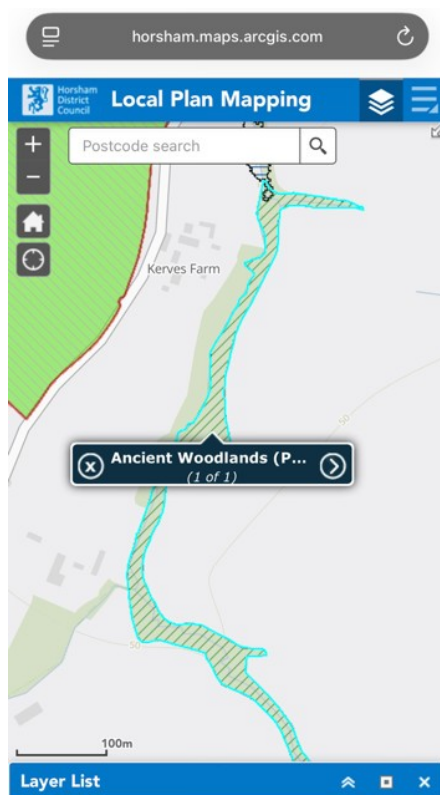
Ancient Woodland

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

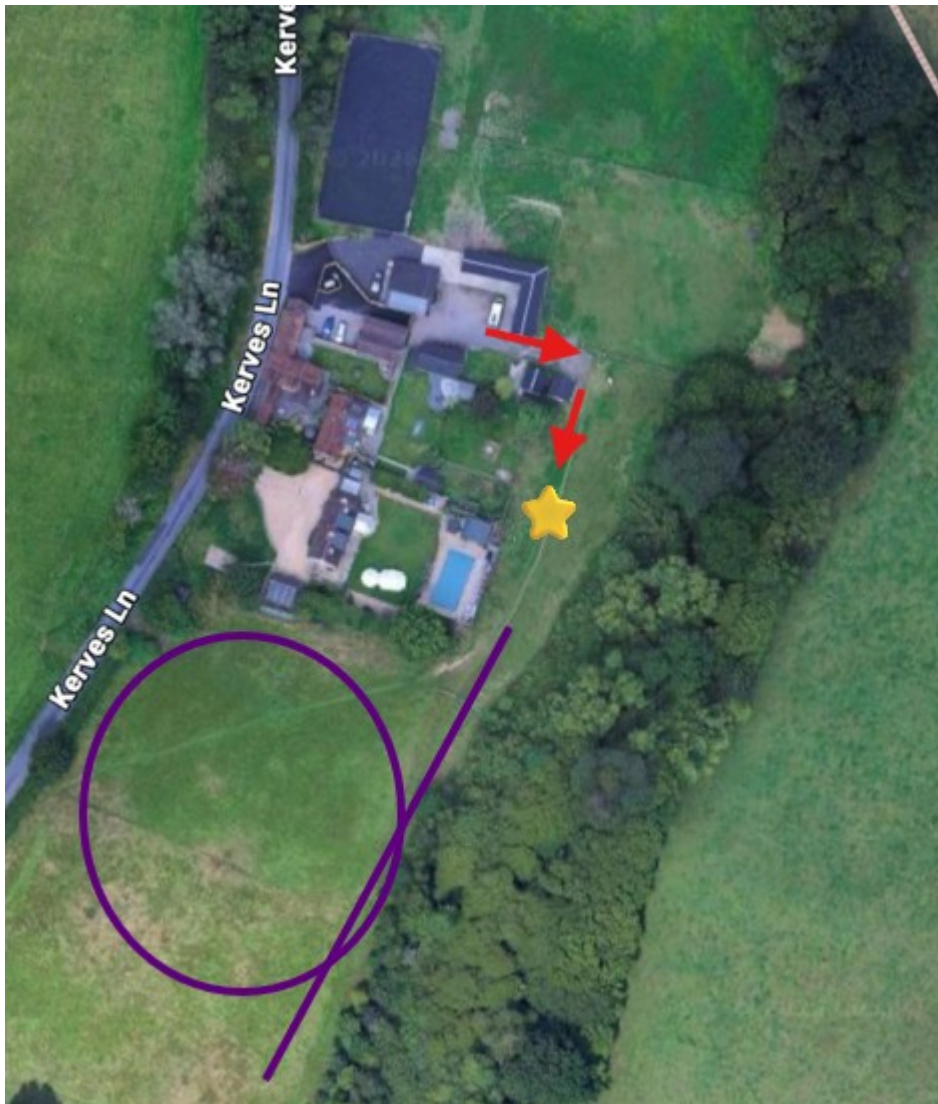
5. Ancient Woodland

The ancient woodland is area the woods located in close proximity to the Shepherds Hut site. The Interactive Horsham Planning map shows the ancient woodland edged in turquoise and runs along the edge of the land at Kerves Farm. A screen shot taken from Google Maps shows the density of the woodland.

Vehicles arriving to use the Shepherds Hut, drive adjacent to the woodland to access the Shepherd's Hut.



The aerial photograph shows the relationship between the shepherd's hut, guest parking area and the surrounding paddock. The **red arrows** identify the route taken by guests between the parking and access area and the shepherd's hut. The **yellow star** identifies the area used for vehicle parking associated with the shepherd's hut. The **purple line & circle** identifies the route through the paddock used to access the surrounding land and walking areas. This paddock is used by guest for further recreational activities, including dog walks.



Appendix 6

Drainage and Klargestester

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

6. Drainage and Klargestester

At the time of the 2025 sale there was shared drainage facility between Kerves Barn and Kerves Cottage/Kerves Farm. The sale documents confirms shared drainage on the site between Kerves Barn and Kerves Cottage. The evidence states **'shared private drainage'**.

https://cms-201506-media.s3.eu-west-2.amazonaws.com/Media/309440/12228833_EtCLVFMj8Eujvj-OKbA_Qw.pdf

SERVICES TO KERVES BARN: Propane gas-fired central heating and hot water. Solar panels for electricity with feed in tariff (c.£2300 in last 12 months). Mains water and electricity. Shared private drainage (Klargester).

SERVICES TO KERVES FARM COTTAGE: Solid fuel fired central heating with solar panels for hot water. Mains water and electricity. Shared private drainage (Klargester).

SERVICES TO ANNEXE: Mains electricity and water. Shared private drainage (Klargester).

COUNCIL TAX - Kerves Barn - Band G. Kerves Farm Cottage - Band A.

EPC RATINGS: Kerves Barn - D rating. Kerves Farm Cottage - C rating.

Kerves Lane, Horsham, West Sussex, RH13 6RJ **£1,850,000**

LOCAL INFORMATION: Horsham is a thriving market town, offering a good range of high street and independent shops, a theatre, a cinema, a railway station and a leisure centre. The property is just across the road from Chesham Farm owned by H&C, a popular dog walking area with all weather paths and an abundance of wildlife.

There are many leisure activities available locally, including local clubs for football, rugby, cricket and tennis, across Sussex, activities include show jumping at Richmond, sailing at Ardingly and golf at Mornington Heath or one of the many courses across the county. The surrounding countryside offers miles of footpaths and bridleways. Spa and country house hotels include South Lodge, Oxshott Manor, and Alexander House. Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of events.

TRANSPORT: Horsham offers regular direct services to London Victoria and London Bridge/Panorama International, journey time from 55 minutes. Three Bridges, 11 miles, offers regular fast trains to Central London, journey time from 40 minutes. To the east, the A23/M23 gives access to Gatwick airport (38 miles), central London (38 miles) and the south coast. There are many highly regarded state and private schools in the local area including Heven-Way primary school, Cottesmore Prep School, Mandeville Park (Brighton College), Millers School, Christ's Hospital, Farnham and Worth. All journey times and distances are approximate, walking times taken from Google Maps.

ADDITIONAL INFORMATION: Neighbouring Kerves Farmhouse has right of access through a gate beside their drive to reach their drainage hatch which is about three feet within the boundary of the cottage, and drainage rights across the lower paddock. The river and brook may flood the lower fields in heavy rainfall. The buildings are considered low risk for flooding. The stables are currently used as a storage area.

SERVICES TO KERVES BARN: Propane gas-fired central heating and hot water. Solar panels for electricity with feed in tariff (c.£2300 in last 12 months). Mains water and electricity. Shared private drainage (Klargester).

SERVICES TO KERVES FARM COTTAGE: Solid fuel fired central heating with solar panels for hot water. Mains water and electricity. Shared private drainage (Klargester).

SERVICES TO ANNEXE: Mains electricity and water. Shared private drainage (Klargester).

COUNCIL TAX - Kerves Barn - Band G. Kerves Farm Cottage - Band A.

EPC RATINGS: Kerves Barn - D rating. Kerves Farm Cottage - C rating.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPCs are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

woodlands
Tel: 01403 270270

Energy Efficiency Rating

Energy Efficiency Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	29-38
G	1-28

England & Wales

MISREPRESENTATION ACT

Appendix 7

Parking - SQ/122/98

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

7. Parking

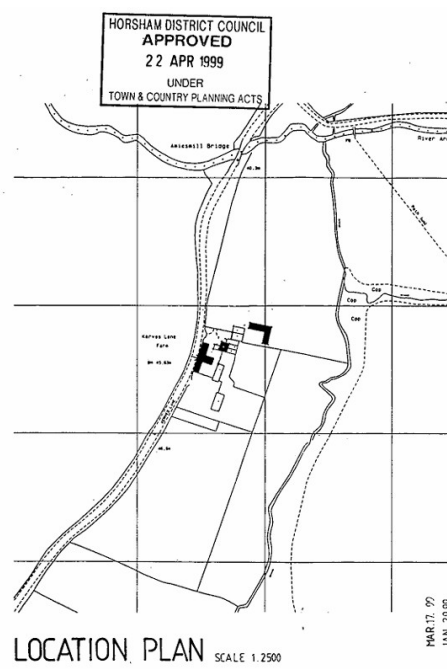
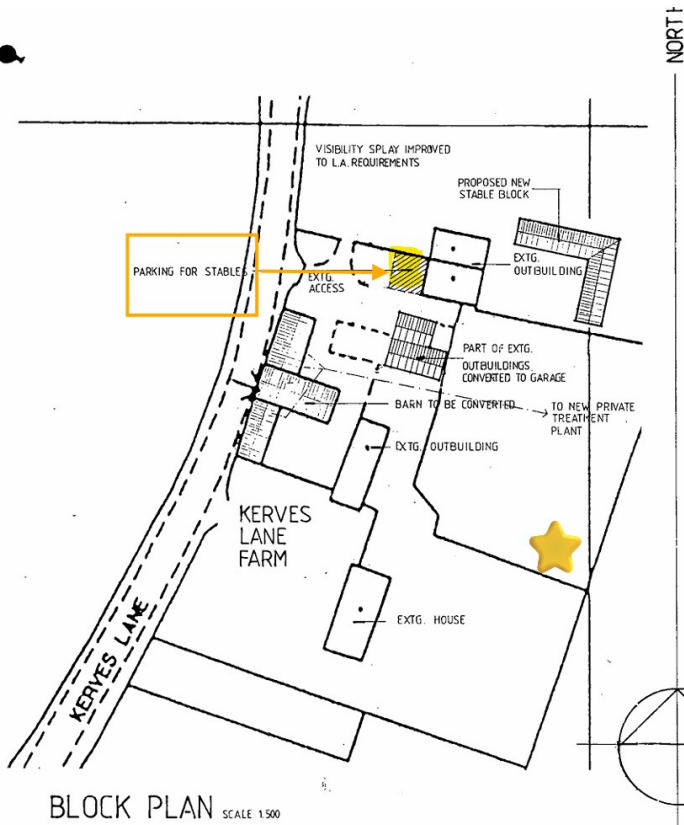
The approved block plan for SQ/122/98 identified a specific parking area to serve the stables at Kerves Farm. This demonstrates that parking associated with the historic stable use was intended to be contained and controlled within a defined part of the site. Given the subsequent division of the property and subdivision of the land, the Council should assess parking provision across the site as a whole, including the cumulative impact of existing and proposed uses.

The current access and driveway arrangements should also be assessed in the context of EN/26/0087, which concerns the alleged laying of hardstanding for horse lorries and commercial vehicles in connection with holiday-let use, together with the alleged extension of the access and driveway without permission. This remains relevant to the assessment of parking, access, turning and cumulative activity.

The wider site context is also relevant because EN/26/0219 concerns the alleged use of a horsebox as residential accommodation in close proximity to the shepherd's hut. This matter should be considered as part of the Council's assessment of cumulative use, parking, access and activity across the wider site.

The plan below shows the historic approved parking arrangement, with the yellow star identifying the approximate location of the shepherd's hut. The photographs below show the paddock area before the 2025 sale and the area now referred to in EN/26/0087. These images should be read alongside the main objection letter and Appendix 4, which addresses guest parking, vehicle movements and the relationship with neighbouring residential amenity.

The yellow star identifies the approximate location of the shepherd's hut. The orange box identifies and uses an arrow to show the approved parking area shown on the SQ/122/98 Block Plan.



HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 19 MAR 1999
No. 56-120-98

AMENDED

C - GARAGE AMENDED
B - STABLE PARKING SHOWN
A - GARAGE MOVED, STABLES SHOWN

MAR 17 '99
JAN 20 '99
DEC 10 '98

BAYLEY + WILLMER
Chartered architects

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Horsham
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PO19 1NU
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12 Noringgate,
Chichester
West Sussex
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Tel: 01243 528811

27 Tinnel Road,
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Tel: 0181 886 9235

drawing: BLOCK & LOCATION PLANS
job: CONVERSION OF BARN
KERVES LANE FARM
HORSHAM

scale: 1:500, 1:2500
date: SEPT. 30.98
job no: 982185
drg. no: 10c

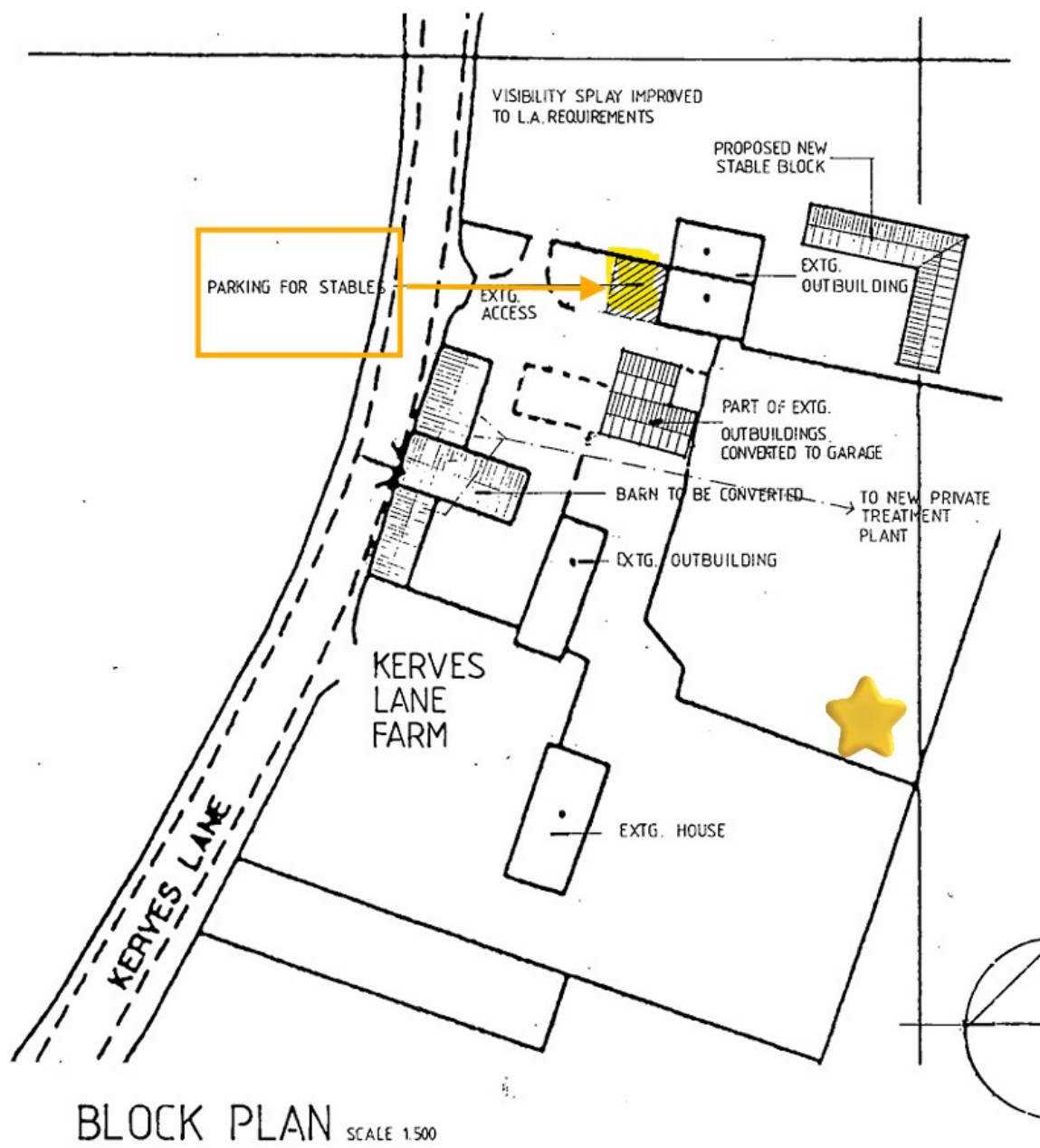


Photo from before the 2025 sale shows a paddock, and this area is now subject to EN/26/0087 (hard standing).



Appendix 8

Kerves Lane Pedestrian Access

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

8. Pedestrian Access & Footpaths

The photographs below illustrate the character of Kerves Lane in the vicinity of Kerves Farm Cottage and the route pedestrians would need to follow when accessing local public rights of way.

The nearest public footpaths are not directly connected to the site by a dedicated pedestrian route. The photographs demonstrate the absence of footways, the narrow rural nature of Kerves Lane and the limited opportunities for pedestrians to safely separate themselves from vehicular traffic.

The photographs should be read alongside Section 10 of the main objection letter, which explains the concerns regarding accessibility, reliance on private vehicle travel and the suitability of this location for holiday accommodation.

The Clockhouse Cottage appeal decision (APP/Z3825/W/25/3366188) provides useful context regarding the assessment of countryside locations, accessibility and travel sustainability. Although that case concerned a dwelling rather than holiday accommodation, the Inspector gave significant weight to the site's countryside location, separation from services and facilities, and the resulting reliance on private vehicle travel. The decision demonstrates that proposals within the Horsham area are assessed not only by reference to their physical scale, but also by their locational sustainability and likely travel patterns.

While local residents may choose to walk along Kerves Lane, the site is not directly connected to nearby rights of way or local facilities by a dedicated pedestrian route. The photographs and plan below illustrate the nature of the route available to visitors and the extent to which occupants of the shepherd's hut are likely to depend upon private vehicles for day-to-day travel and access to local amenities.





Appendix 9

Air bnb Reviews

Objection to DC/26/1056 – Kerves Farm Cottage, Kerves Lane, Horsham

9. Air BNB

Boutique Shepherd hut. Meet & Greet Donkeys.

[Share](#) [Save](#)



Shepherd's hut in West Sussex, United Kingdom

2 guests · 1 bedroom · 1 bed · 1 bathroom



One of the most loved homes on Airbnb, according to guests

5.0
★★★★★

37
Reviews



Hosted by Kirsty

Superhost · 8 months hosting



Top 1% of homes

This home is one of the highest ranked based on ratings, reviews and reliability.



Self check-in

Check yourself in with the smartlock.



Beautiful area

Guests love this home's scenic location.

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest

Check availability

[Report this listing](#)

About this space

Escape to Donkey Retreat, a charming shepherd's hut tucked away on a peaceful smallholding, where our friendly donkeys live right next door .

Perfect for solo travellers or a cosy couple (bed is small double 105cm wide) , this handmade hut is insulated with sheep's wool and warmed by electric heater or wood fired stove. Feels like a boutique hotel room. Rustic exterior includes all weather ground rugs & comfy seating to lounge around in. Well behaved dogs are welcome and garden area is secure.

The space

There is a very small double bed 105 cm wide which can hold 2 people snugly! There is a small pull up table so somewhere to dine and a fully functioning kitchen with 2 ring stove, oven, air fryer, toaster, fridge with freezer compartment. Quite a well equipped kitchen for a small space. There is an oil filled heater which heats the space very well and an electric blanket. The hut is lined with sheep's wool so very well insulated and feels like a hotel room not a hut!

There is a bbq and box of BBQ items including coal

The horses & donkeys feeding time is 7 am so there maybe a little braying and neighing at that time .

Guest access

You can access right up to the hut gate with your car to unload then either leave there or if coming and going frequently there is a more accessible parking spot near the main entrance .

There are 2 horses and 2 rescue Donkey on the property and as much as all the animals are lovely and well behaved we never take risks letting our or anyone else dog wander in to where they are. So please keep dogs on leads when walking through the yard.

Other things to note

Cosy Shepherd's Hut with Donkeys | Near Horsham & Gatwick

Escape to our charming Shepherd's Hut in the West Sussex countryside (RH13 6RJ) — a peaceful retreat just outside Horsham, surrounded by nature and next to our friendly donkeys.

Meet the Donkeys

By prior arrangement (please mention when booking), guests can meet Austin & Earl. Help feed them ginger biscuits, groom them, poo-pick their field, or take them for a walk if you're a confident handler.

Free Coffee Treat

Every stay includes a FREE coffee voucher for Wolf Pack Café in Horsham town centre — our little welcome treat for you.

Perfect for Walkers & Explorers

We're very close to Chesworth Estate, offering beautiful countryside walks straight from your doorstep. Horsham Park, nature reserves, and scenic trails are all nearby.

Great Local Pubs & Food

Enjoy excellent local pubs including The Black Jug, The Boar's Head, The Hornbrook, The Red Deer, and more — all a **short drive** away.

Excellent Location

- Close to Horsham town centre
- Great transport links
- Gatwick Airport under 30 minutes away

Whether you're looking for a romantic escape, a countryside break, or a unique stay with animals, our Shepherd's Hut offers comfort, charm, and a truly memorable experience.

What this place offers



Wifi



Free parking on premises



Pets allowed



Private back garden – Fully fenced



Indoor fireplace: wood-burning



Hairdryer



Fridge



Long-term stays allowed

Show all 38 amenities

Services



Pets allowed

Assistance animals are always allowed



Long-term stays allowed

Allow stays of 28 days or more



Self check-in



Smart lock

Length of Stay

The Supporting Statement describes the shepherd's hut as accommodation intended for "seasonal short-term stays". However, the Airbnb listing states that **"Long-term stays [are] allowed"** and that bookings of **28 days or more** are permitted.

This indicates that the use is not limited to short-duration holiday occupation and that the accommodation may be occupied for extended periods. The application contains no proposed planning condition limiting the duration of stays, restricting occupancy periods or preventing year-round occupation.

The Council should therefore assess the application on the basis of the full range of occupation that the proposed use would allow, rather than on the assumption that use will be limited to occasional short-term holiday guests.

Reviews, History and Duration of Use

The Airbnb listing for the shepherd's hut contains **37 reviews** spanning the period from **November 2025 to July 2026**. Reviews are recorded throughout the year, including winter, spring and summer months, indicating ongoing occupation rather than occasional or limited seasonal use.

The reviews demonstrate that the accommodation has been actively marketed and occupied over an extended period. A number of guests refer to repeat visits, future bookings, use of surrounding countryside walks, dog-friendly facilities and the peaceful rural setting surrounding the accommodation.

The Airbnb listing also states that **"Long-term stays allowed"** and **"Allow stays of 28 days or more"**, indicating that occupation is not restricted to short-duration holiday stays.

The application contains no proposed planning condition limiting the duration of stays, restricting occupancy periods or preventing year-round use. The Council should therefore

assess the proposal on the basis of the full range of occupation that the accommodation is capable of supporting.