

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 August 2026 08:35:10 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1134
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 05/08/2026 8:35 AM.

Application Summary

Address:	Kerves Farm Cottage Kerves Lane Horsham West Sussex RH13 6RJ
Proposal:	Variation of Condition 4 of previously approved application DC/11/1176 (All weather riding arena) for the sand school to used in connection with Kerves Farm Cottage.
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address:	Kerves Barn Kerves Lane Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	We do not object in principle to the proposed amendments to Conditions 4 and 14, which seek to update planning permissions to reflect the subdivision of the land and current ownership

arrangements. We accept that the ménage and stables should be associated with Kerves Farm Cottage rather than the former larger holding.

However, we object to the application as currently drafted because the proposed wording lacks clarity and could permit a wider range of equestrian activities than private residential use. We believe there is ambiguity between references to residential use and "livery purposes", creating uncertainty over whether third-party horses, riders, instructors or commercial-type activities could be authorised.

Key Concerns

1. Residential Amenity

Since the land was subdivided, the ménage is now much closer to Kerves Barn than to Kerves Farm Cottage.

Any increase in activity, vehicle movements, horse transport, noise, lighting or third-party attendance would have a direct impact on our enjoyment of our home.

The shared access route passes close to our property, including near a bedroom, making early morning and evening activity particularly intrusive.

2. Expectations When Purchasing the Property

When we purchased Kerves Barn in January 2025, we were informed by the previous owner, estate agent and subsequently by the applicant that the ménage was a private residential facility associated with Kerves Farm Cottage.

We relied on this understanding when purchasing the property and expected there would be no arena hire, livery operations, lessons, commercial equestrian use or other intensified activity.

3. Potential Intensification of Use

Public advertisements appear to reference:

Arena hire

Use by multiple horses

Early morning and evening availability

Floodlighting

External instructors

Field livery arrangements

Although the applicant describes the proposed use as residential, these references raise legitimate concerns that the facilities could be used more intensively than intended.

Requested Conditions

Should the Council be minded to approve the application, we respectfully request that robust and enforceable conditions are imposed to ensure:

The ménage and stables remain solely ancillary to the residential occupation of Kerves Farm Cottage.

Use is restricted to horses owned or kept by the occupiers of Kerves Farm Cottage.

No commercial or third-party equestrian activities occur, including:

Arena hire
Riding school activities
Livery operations
Lessons or instruction
External trainers or coaches
Competitions, clinics, camps or organised events
No floodlighting or external lighting is installed.
No amplified sound systems are used.
Hours of use are restricted to protect neighbouring residential amenity.
Mechanical maintenance activities are limited to standard working hours.
Riding Surface and Dust Concerns

We also ask the Council to investigate whether the current riding surface complies with the specification approved under planning permission DC/11/1176. The existing surface appears to generate a noticeable amount of dust during use and maintenance, which impacts our residential amenity. We therefore request that compliance with the approved surface specification is reviewed and that any necessary mitigation measures are considered.

Stables and Condition 14

While we support updating Condition 14 to reflect the current ownership arrangements, we believe the proposed wording is unclear. In particular, the reference to "livery purposes in association with the residential use of Kerves Farm Cottage" appears inconsistent with the restriction on independent commercial use.

We therefore request that the Council clearly defines whether any form of livery or third-party horse keeping is to be permitted and ensures the condition is drafted with sufficient precision to avoid future ambiguity and enforcement difficulties.

Conclusion

We support updating the planning permissions to reflect the current ownership arrangements following the subdivision of the land. However, we consider the application unacceptable unless stronger, unambiguous and enforceable conditions are imposed.

In particular, we request that the Council ensures:

The ménage and stables remain solely ancillary to the residential occupation of Kerves Farm Cottage.
No commercial, organised or third-party equestrian activities take place.
No arena hire, livery, instruction, clinics, camps, competitions or similar activities occur.
No floodlighting or external lighting is installed.

No amplified sound systems are used.
Appropriate restrictions are imposed on hours of operation and maintenance activities.
The riding surface is reviewed for compliance with the approved permission and any dust impacts are properly assessed.

Given the changed ownership arrangements and the close proximity of the ménage to our home, we respectfully request that significant weight is given to the protection of neighbouring residential amenity when determining this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton