

Kerves Barn,
Kerves Lane,
Horsham,
RH13 6RJ

Wednesday 5 August 2026

Dear Planning Officer,

Re: Application DC/26/1134

Variation relating to Ménage approved under Planning Permission DC/11/1176

Kerves Farm Cottage

We are writing in relation to application DC/26/1134 and request that, should the Council be minded to approve the application, it does so only subject to significantly strengthened and clearly enforceable conditions.

We are the owners and occupiers of Kerves Barn, which was purchased separately from the neighbouring property, Kerves Farm Cottage, in January 2025.

We do not object in principle to the proposed amendments to Conditions 4 and 14 insofar as they seek to update the planning permissions to reflect the current ownership arrangements following the subdivision of the land and separation of the residential titles. It is reasonable that the planning conditions are amended so that the ménage and stables are associated with Kerves Farm Cottage rather than Kerves Lane Farm in relation to the stables or Kerves Barn in relation to the ménage, as this reflects the current pattern of land ownership and occupation.

Our concern is not with the transfer of the equestrian facilities to Kerves Farm Cottage itself, but with the lack of clarity regarding the scope, extent and limitations of the use that the revised conditions would permit. As drafted and explained within the Planning Statement, there appears to be ambiguity between references to facilities being linked to the residential use of Kerves Farm Cottage and references to livery purposes, together with restrictions only on independent commercial use.

It is therefore unclear whether the applicant is seeking solely to regularise the ownership position following the subdivision of the land, or whether the revised wording could also permit a broader range of equestrian activities involving third-party horses, riders or instructors. We respectfully request that the Council ensures any revised conditions are drafted with sufficient precision to clearly define the extent of the permitted use. This would provide certainty for all parties, ensure the conditions remain enforceable and avoid future ambiguity regarding whether activities beyond private residential equestrian use ancillary to Kerves Farm Cottage are authorised.

Part One: Ménage (Sand School)

Planning Permission DC/11/1176

The original planning permission for the ménage (DC/11/1176) was granted in a materially different planning context. At that time, the properties formed part of a larger holding and were not occupied as separate residential units in the way they are today. Since the subsequent separation of the land and titles, our property and Kerves Farm Cottage are now in separate ownership and occupation, and the ménage is located significantly closer to our dwelling than it is to Kerves Farm Cottage.

As a result, activities taking place within and around the ménage now have a much more direct impact on our residential amenity than would have been the case when the original permission was granted. The Council should therefore carefully consider whether the conditions attached to the original permission remain sufficient in light of these changed circumstances.

Residential Amenity and Changed Circumstances

The proximity of the ménage to our home means that any increase in activity, frequency of use, vehicle movements, noise, lighting, maintenance operations or attendance by third parties has the potential to materially affect our enjoyment of our property.

The impact is not limited to activities taking place within the arena itself. Any increase in use inevitably results in increased movements along the shared access route. This route passes close to our property, including in proximity to one of our bedrooms. Early morning and evening arrivals and departures, horse transport, visiting riders and associated activity therefore have a direct and significant impact upon our residential amenity.

Furthermore, when we purchased our property in January 2025, it was clearly represented and understood that the ménage was a private residential facility ancillary to Kerves Farm Cottage. During the sale process, both the previous owner and the estate agent indicated that the arena was for private residential use only. Following the applicant's purchase of Kerves Farm Cottage, she also confirmed to us that the ménage would be used for private residential purposes.

It was therefore reasonable for us to proceed with the purchase on the basis that the arena would remain a private domestic facility associated solely with the occupation of Kerves Farm Cottage and would not be used for third-party riding activities, arena hire, commercial equestrian purposes, livery, instruction or other intensified forms of use.

In light of those representations, it is particularly important that any variation approved by the Council includes robust and enforceable conditions that ensure the use remains genuinely ancillary to the residential occupation of Kerves Farm Cottage.

Risk of Intensification of Use

The applicant has stated that the proposed use is residential in nature. However, we are aware of public advertisements and statements associated with the site which have referred to:

- Arena hire.
- Use by up to three horses at a time.
- Availability during early mornings and evenings.
- Floodlighting.
- Use by external instructors.
- Potential field livery arrangements involving use of the ménage.

Whilst we appreciate that the applicant states that the intended use is residential, these advertisements give rise to legitimate concerns regarding the potential for the site to be used in a manner extending beyond private residential enjoyment ancillary to Kerves Farm Cottage.

The Council should therefore ensure that any permission granted contains clear controls preventing future intensification of use.

Proposed Conditions

Should the Council be minded to approve the application, we respectfully request that the following conditions be imposed.

1. Restriction to Private Residential Use

The ménage shall be used solely for the private recreation, exercise and schooling of horses owned or kept by the occupiers of Kerves Farm Cottage and shall remain ancillary to the residential occupation of that dwelling.

The ménage shall not be used by any other person, horse owner, rider, trainer, instructor, organisation or business, whether on a regular, occasional, invited, booked, paid or unpaid basis.

2. Prohibition of Commercial, Organised and Third-Party Equestrian Activities

The ménage shall not be used for any commercial, business, organised group or non-residential equestrian purpose.

For the avoidance of doubt, the following activities should be prohibited:

- Arena hire.
- Riding school activities.
- Livery operations of any description.

- Exercising, breaking, schooling or training horses belonging to third parties.
- Equestrian lessons or instruction.
- Attendance by external instructors, coaches or trainers.
- Competitions.
- Events.
- Demonstrations.
- Clinics.
- Training sessions.
- Camps.
- Group riding activities.
- Any activity involving horses not owned or kept by the occupiers of Kerves Farm Cottage.

These restrictions should apply irrespective of whether payment is made. The absence of payment should not be regarded as evidence that a use remains ancillary to the residential occupation of Kerves Farm Cottage. Activities of this nature would introduce third-party use and intensification that is inconsistent with the private residential purpose claimed by the applicant.

3. Prohibition of Lighting

No floodlighting, external lighting, security lighting, temporary lighting, portable lighting or illuminated equipment should be installed or operated within or in connection with the ménage.

The installation or use of lighting would materially increase the intensity of use of the site by facilitating activity during early mornings, evenings and winter months. This would increase disturbance to neighbouring occupiers and would be particularly harmful given the close proximity of the ménage to our dwelling.

The introduction of lighting would also fundamentally alter the character of the approved residential use and should therefore be expressly prohibited.

4. Noise and Amplified Sound

No amplified music, loudspeaker, tannoy, public address system, commentary equipment or other amplified sound equipment should be installed or used within or in association with the ménage.

The use of amplified sound would materially increase noise impacts upon neighbouring residential properties and would be inconsistent with the private residential use described by the applicant.

5. Hours of Use

Use of the ménage should be restricted to the following hours:

- 08:00 to 18:00 Monday to Friday
- 09:00 to 17:00 Saturdays, Sundays and Bank Holidays

No use should take place outside these hours.

This restriction is necessary due to the proximity of neighbouring dwellings and the potential for disturbance arising from horse movements, vehicle arrivals and departures, conversations and associated activity.

6. Restriction on Maintenance Operations

Maintenance of the ménage, including harrowing, levelling, grading, rolling, tractor operations and any other mechanical maintenance activities, should only be undertaken between:

- 08:00 to 17:00 Monday to Friday
- 09:00 to 13:00 Saturdays

No such works should take place on Sundays or Bank Holidays.

The noise generated by such activities can have a significant impact on neighbouring occupiers and should therefore be limited to standard working hours in order to protect residential amenity.

Riding Surface and Dust Generation

We also request that the Council considers whether the riding surface currently present on the site accords with the details approved under planning permission DC/11/1176.

Our understanding is that the approved surface specified under planning permission DC/11/1176 was equine silica sand. The surface currently present does not appear to accord with that approved specification and we would ask the Council to satisfy itself that the arena has been constructed and is being maintained in accordance with the approved details.

Given the proximity of the ménage to our property, this issue is particularly important because the current surface appears to generate a noticeable amount of dust during use and maintenance. Dust arising from horse exercise, schooling and harrowing activities has a direct impact on our residential amenity. We therefore request that the

Council considers whether the existing surface remains compliant with the approved permission and whether any further controls are necessary to mitigate dust impacts on neighbouring occupiers.

Part Two: Stables

Planning Permission SQ/122/98 - Variation of Condition 14

We do not object in principle to the proposed variation to Condition 14 which seeks to associate the stables with Kerves Farm Cottage rather than Kerves Lane Farm. Given the subdivision of the land and the change in ownership arrangements, it is reasonable that the planning condition is updated to reflect the current position.

However, we respectfully request that the Council reviews and clarifies the proposed wording of the revised condition, as there appears to be ambiguity within the current drafting. In particular, the reference to the stables being used for "livery purposes in association with the residential use of Kerves Farm Cottage" appears difficult to reconcile with the subsequent requirement that they "shall not be let out or used for independent commercial purposes".

In planning terms, livery would ordinarily involve the keeping of horses owned by third parties, whereas use that is genuinely ancillary to the residential occupation of Kerves Farm Cottage would generally be understood as use by the occupiers of that property and for horses owned or kept by them. As currently drafted, it is unclear whether the condition is intended to permit any form of livery use and, if so, the extent to which such use would be restricted.

We therefore respectfully request that the Council clarifies the intended scope of the permission and ensures any revised condition is drafted with sufficient precision to clearly define the permitted use and avoid ambiguity regarding livery, third-party horse keeping, arena use or any wider equestrian enterprise.

Clear and unambiguous wording would provide certainty for all parties and assist with future enforcement should any dispute arise regarding the extent of the authorised use.

Conclusion

We do not object to the principle of updating the planning permissions to reflect the changed ownership arrangements following the subdivision of the land. However, the circumstances surrounding the site have materially changed since the original permissions were granted, and the ménage now has a much more direct relationship with neighbouring residential property than was previously the case.

We purchased Kerves Barn on the clear understanding that the neighbouring ménage and associated equestrian facilities were for private residential use ancillary to Kerves

Farm Cottage. That understanding was reinforced during the sale process and subsequently by the applicant herself.

We therefore object to the application as currently drafted unless clear, precise and enforceable conditions are imposed to remove ambiguity and prevent future intensification of use.

In particular, we request conditions to ensure that:

- The ménage and stables remain solely ancillary to the residential occupation of Kerves Farm Cottage.
- No commercial, business, organised group or third-party equestrian activities take place.
- No arena hire, livery, clinics, camps, competitions, demonstrations, instruction or training activities occur, whether paid or unpaid.
- No floodlighting, external lighting or illuminated equipment is installed or operated.
- No amplified sound systems are used.
- Hours of operation are restricted to protect neighbouring residential amenity.
- Maintenance activities, including harrowing and mechanical works, are restricted to standard working hours.
- The riding surface is reviewed for compliance with the details approved under DC/11/1176 and any impacts relating to dust generation are properly assessed.

In view of the changed ownership arrangements and the 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.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.