

[REDACTED]

From: [REDACTED]
Sent: 02 August 2026 23:28
To: Planning
Subject: Application DC/26/1134 - objection appendices
Categories: Comments Received

Dear Planning

Further to our recent email submitting the objection letter please find attached the supporting appendices.

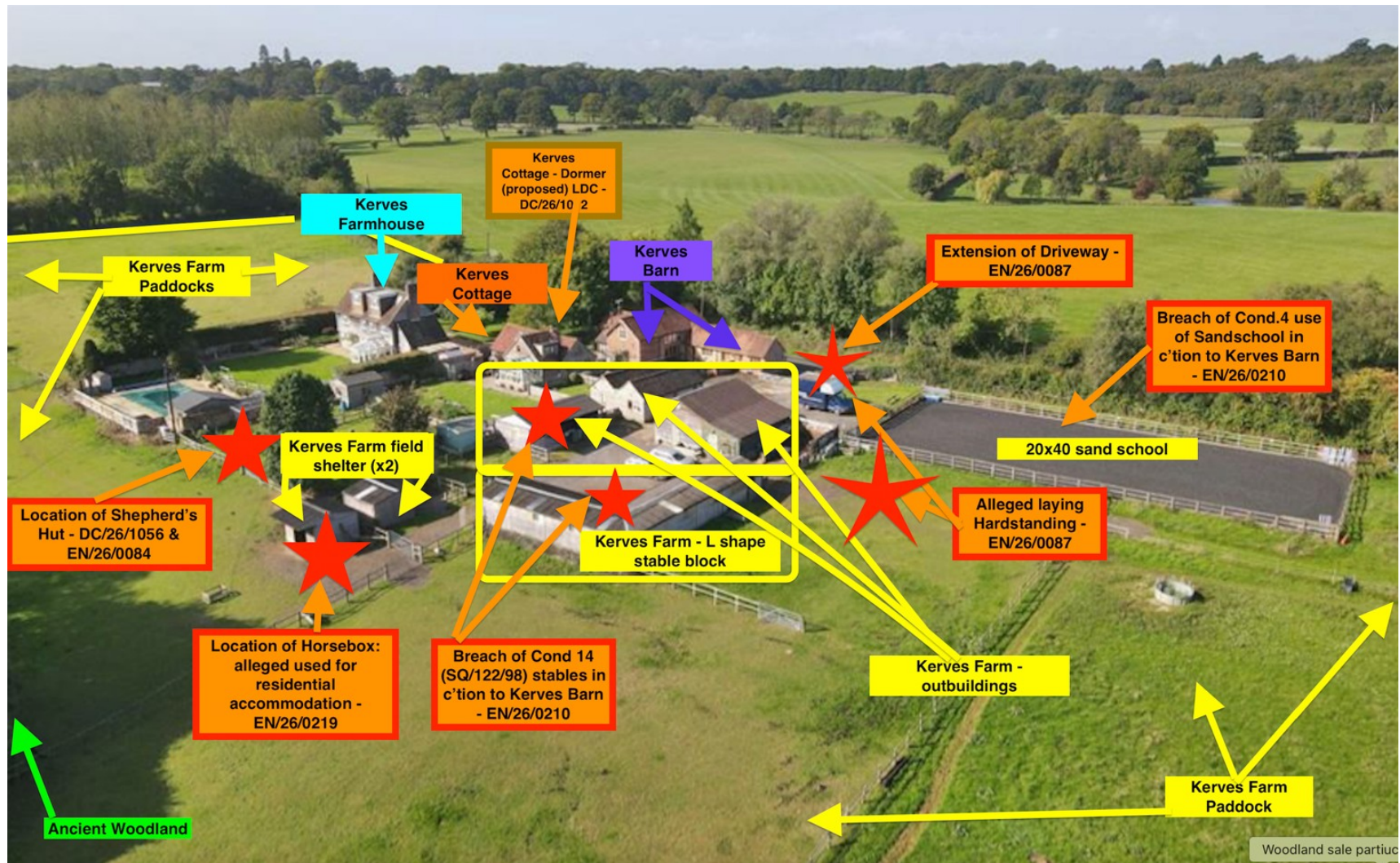
Appendix 1 – Annotated Site Layout
Appendix 2 – DC/11/1176 Planning History and Conditions
Appendix 3 – SQ/122/98 Planning History and Conditions
[REDACTED]

We would be grateful if all documents could be uploaded to the public planning file and taken into account in determining the application.

Kind regards

[REDACTED]

Site Layout – detailed site layout with reference to recent planning matters across the site.



Previous Site Layout before sale (approx 2024)



Spring 2026:.



The photo below shows the close proximity of Kerves Barn and the sand school:



**Note - Source of 2026 photos: Aerial photographs reproduced from Bachellor Monkhouse estate agent marketing particulars of Kerves Farmhouse*



**Park North, North Street, Horsham,
West Sussex, RH12 1RL**
Tel: (01403) 215100 Fax: (01403) 215198
(Calls may be recorded)
website: www.horsham.gov.uk
e-mail: planning@horsham.gov.uk

Mr Michael Evans
Kerves Barn
Kerves Lane
Horsham
West Sussex
RH13 6RJ

Application Number: DC/11/1176

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

On behalf of:

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

All weather riding arena

Kerves Barn Kerves Lane Horsham West Sussex

to be carried out in accordance with Application No. DC/11/1176 (as modified by the under-mentioned conditions, if any) submitted to the Council on 15/06/2011 and subject to compliance with the plans/documents and conditions specified hereunder.

ROD BROWN
HEAD OF PLANNING
AND ENVIRONMENTAL SERVICES

Date: 05/08/2011

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for surface of the sandschool have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 3 No development shall commence unless and until details of the means of enclosure around the sandschool have been submitted to and agreed in writing with the Local Planning Authority and thereafter retained in accordance with the approved details.

Reason: In the interests of amenity and in accordance with policy DC9 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).

- 4 The sandschool hereby permitted shall be used solely in connection with Kerves Barn, Kerves Lane, Horsham as a dwelling and shall not be used for commercial purposes, as a riding establishment or for competitions.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with policy DC29 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).

- 5 Before development commences precise details of the finished levels of the development in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: To control the development in detail in the interests of amenity and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 6 No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 7 Full details of means of surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained.

- 8 No public address or other sound amplification system shall be installed or used without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- A. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Reason: For the avoidance of doubt and in the interest of proper planning.

Schedule of plans/documents:

Unnumbered Location Plan Received 15 June 11
Unnumbered Block Plan Received 15 June 11
Unnumbered Section Plan Received 15 June 11

Note to Applicant:

In making this decision the Council has had regard to the following policy(ies) from the Local Development Framework Core Strategy/Local Development Framework General Development Control Policies:

CP1 CP2 CP3 CP15 DC1 DC2 DC3 DC9 DC29 CC1 CC4

Note to Applicant:

You are advised that this permission does not constitute an approval under the Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

REASONS FOR GRANTING PLANNING PERMISSION:

- 1 The proposal would not be obtrusive in the landscape or harmful to the visual quality of the area.

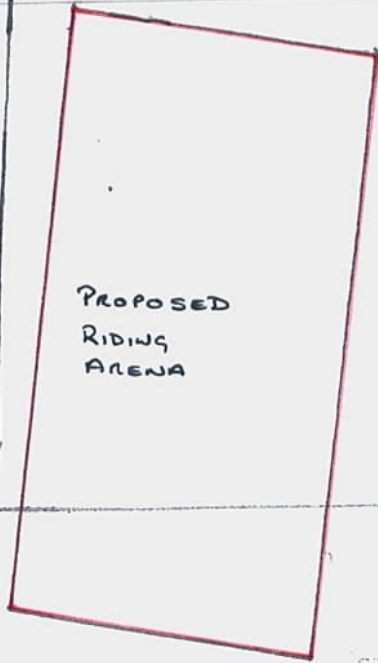
N.B. PLANNING APPEAL PROCESS

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 and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on-line at www.planningportal.gov.uk/pcs

HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 15 JUN 2011
No. DC/11/1176



STABLE BLOCK



EXTG. ACCESS

KERVES BARN



GARAGE



BARN CONVERSION



KERVES LANE FARM

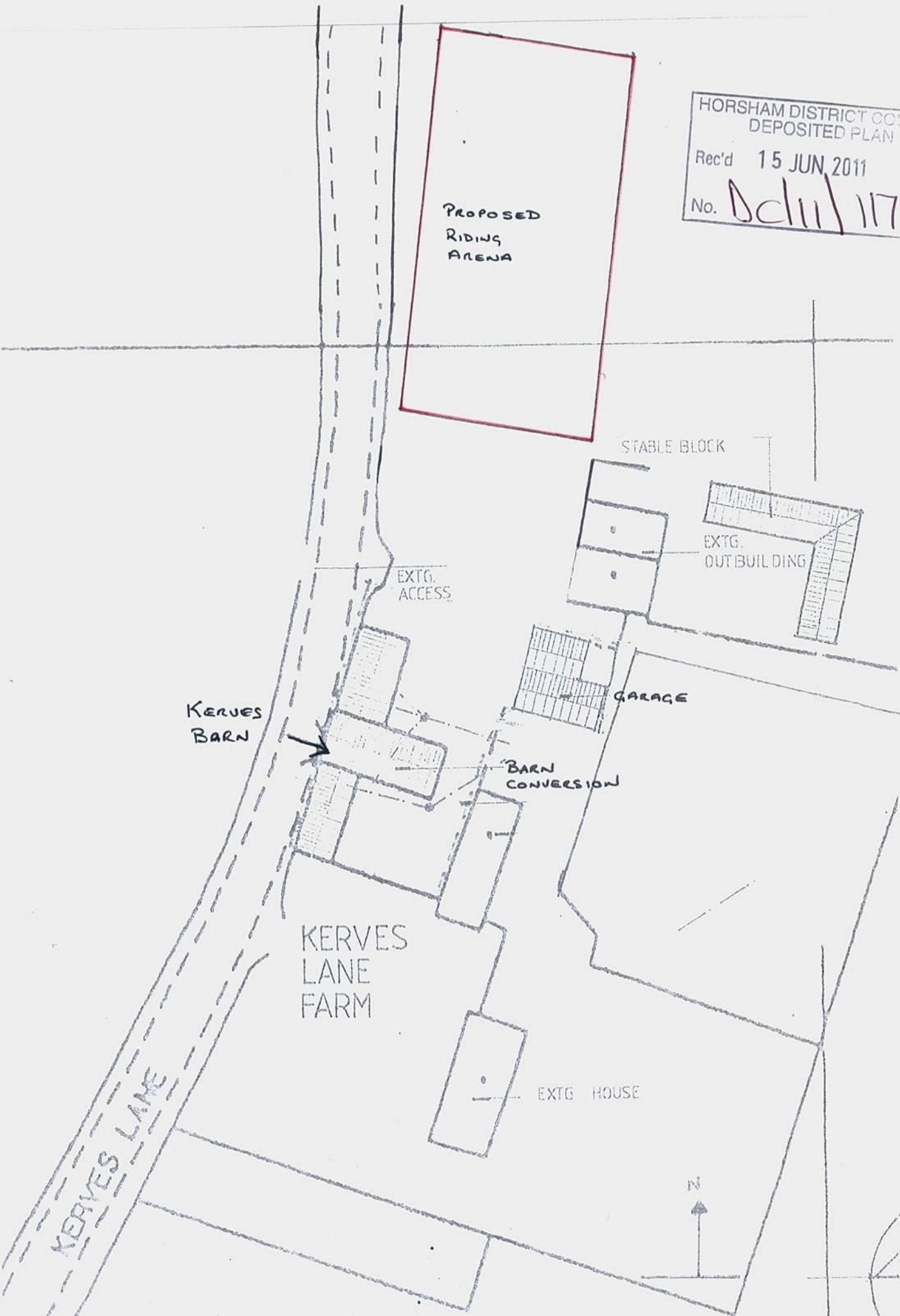
EXTG. HOUSE



N



KERVES LANE



DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/11/1176
Kerves Barn, Kerves Lane, Horsham, West Sussex

DESCRIPTION:

All weather riding arena

SITE AND SURROUNDINGS:

Outside built up area boundary
See Site Notes dated 01/08/2011

RELEVANT PLANNING HISTORY:

SQ/122/98	Conversion of barn into 1 dwelling & erection of a double garage & a replacement stable block Site: Kerves Farm Kerves Lane Horsham	PER
DC/06/0037	Erection of single storey side extension	PER

RELEVANT PLANNING POLICIES:

Local Development Framework (Core Strategy 2007) – CP1, CP2, CP3 and CP15
Local Development Framework (GDCP 2007) - DC1, DC2, DC3, DC9, DC29
South East Plan – CC1, CC4

REPRESENTATIONS AND CONSULTATION RESPONSES:

Nuthurst Parish Council – No Objection

MEMBER COMMENTS:

None received

HUMAN RIGHTS:

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

MAIN ISSUES:

The main issues are the principle of the development in the location and the effect of the development on:

- The character of the area and the visual amenities of the locality
- The amenities of the occupiers of adjoining properties

PLANNING ASSESSMENT:

The application seeks permission for the construction of an all weather riding arena at Kerves Barn, Kerves Lane, Horsham.

The proposed riding arena would be sited to the north of the existing dwelling and to the north west of the existing stable block, along the western boundary of the site. The riding arena would measure 40m X 20m. The area is currently a paddock surrounded by post and rail fencing and is used in association with the equestrian use taking place on the land. The proposal would be well screened from the road by mature hedging along the boundary.

Due to the relatively isolated location of the site and the scale of the works involved which are directly associated with the equestrian use that the land is currently used for, it is not considered the proposal would have a material adverse impact on the visual amenities and character of the locality. It is considered that the scale of the proposal is appropriate for the level of equestrian activity taking place on the site. There would be no material adverse impact to users of the public footpath which runs in a north west to south east direction approximately 160m to the east. It is noted that no precise details of provision of enclosure has been provided in association with the sand school. It is considered these elements would be dealt with by means of condition.

There are no adjoining residential properties that would be directly impacted by the proposal. It is noted that stables are already in place and the land in question is presently used for the grazing and riding of horses. It is therefore considered that the proposal would not result in such an intensification of the use of the site that would materially harm any adjoining properties or the rural character of the area. The application is therefore recommended for approval.

RECOMMENDATION:

- Permit**
- 1) A2 Full Permission
 - 2) No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for the surface of the sandschool have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.
Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).
 - 3) No development shall commence unless and until details of the means of enclosure around the sand school have been submitted to and agreed in writing with the Local Planning Authority and thereafter retained in accordance with the approved details
Reason: In the interests of amenity and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007)
 - 4) The sandschool hereby permitted shall be used solely in connection with Kerves Barn, Kerves Lane, Horsham as a dwelling and shall not be used for commercial purposes, as a riding establishment or for competitions.
Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with policy DC29 of the Horsham District Local Development Framework: General Development Control Policies (2007)
 - 5) D6 Finished Floor Levels
 - 6) D10 Floodlighting
 - 7) S4 Surface Water Details....Option A
 - 8) N15 No Public Address Systems

REASONS FOR RECOMMENDATION:

ICTN1 The proposal would not be obtrusive in the landscape or harmful to the visual quality of the area.

IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

NO

DELEGATED

Case Officer sign/initial

D. Taylor

Date:

05/08/11

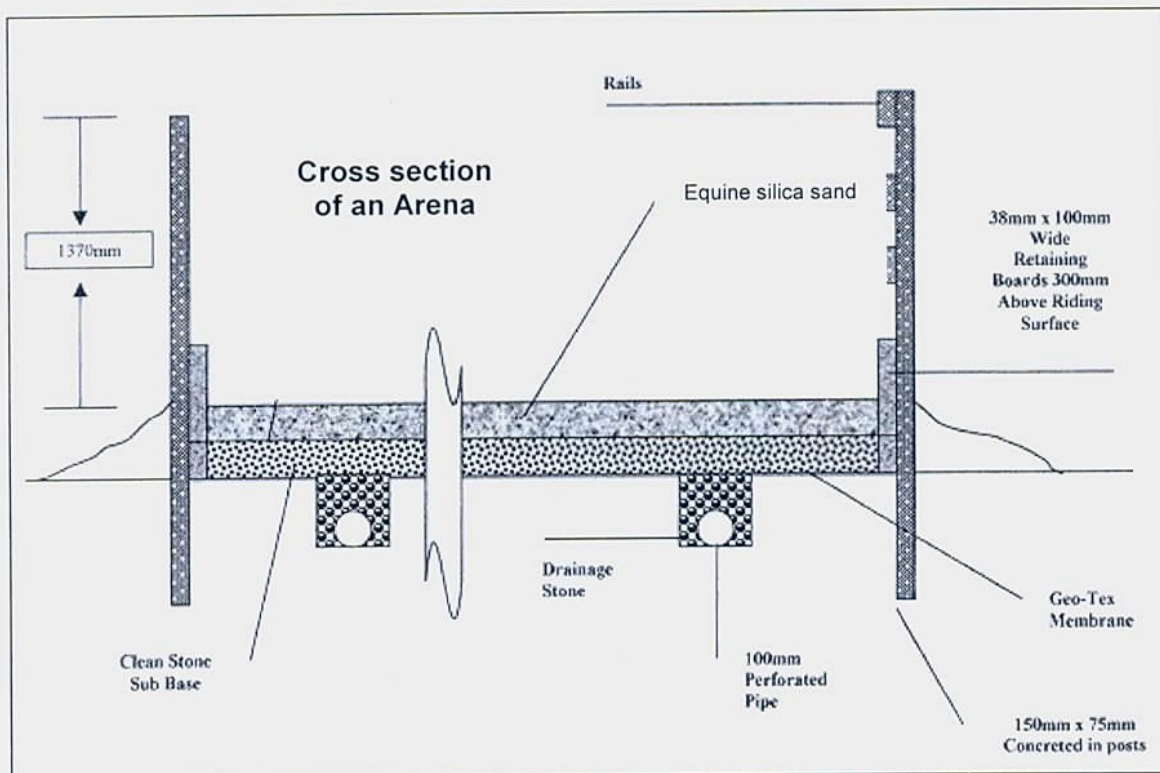
Authorising Officer sign/initial

VPC

Date:

5-8.2011

Kenward Groundworks



All timbers will be pressure treated and carry a department of transport specification and 20 year guarantee. Gate furniture will be galvanised.

Fence posts 125mm x 75mm, rails 100mm x 38mm and kickboards 150cm x 38cm and 150mm above finished surface.





Horsham District Council

Park House
North Street
Horsham
West Sussex
RH12 1RL
Telephone
(01403) 215100

Application Number SQ/122/98

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

BAYLEY & WILLMER
17 BLACKHORSE WAY
HORSHAM
WEST SUSSEX
RH12 1NU

On behalf of: MR & MRS M A EVANS

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:-

CONVERSION OF BARN INTO 1 DWELLING & ERECTION OF A DOUBLE GARAGE &
A REPLACEMENT STABLE BLOCK
KERVES FARM KERVES LANE HORSHAM

to be carried out in accordance with your application and plan No. SQ/122/98 (as modified by the undermentioned conditions, if any) submitted to the Council on 15/12/98 and subject to compliance with the conditions specified hereunder.

DIRECTOR OF PLANNING

DATE 22/04/99

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

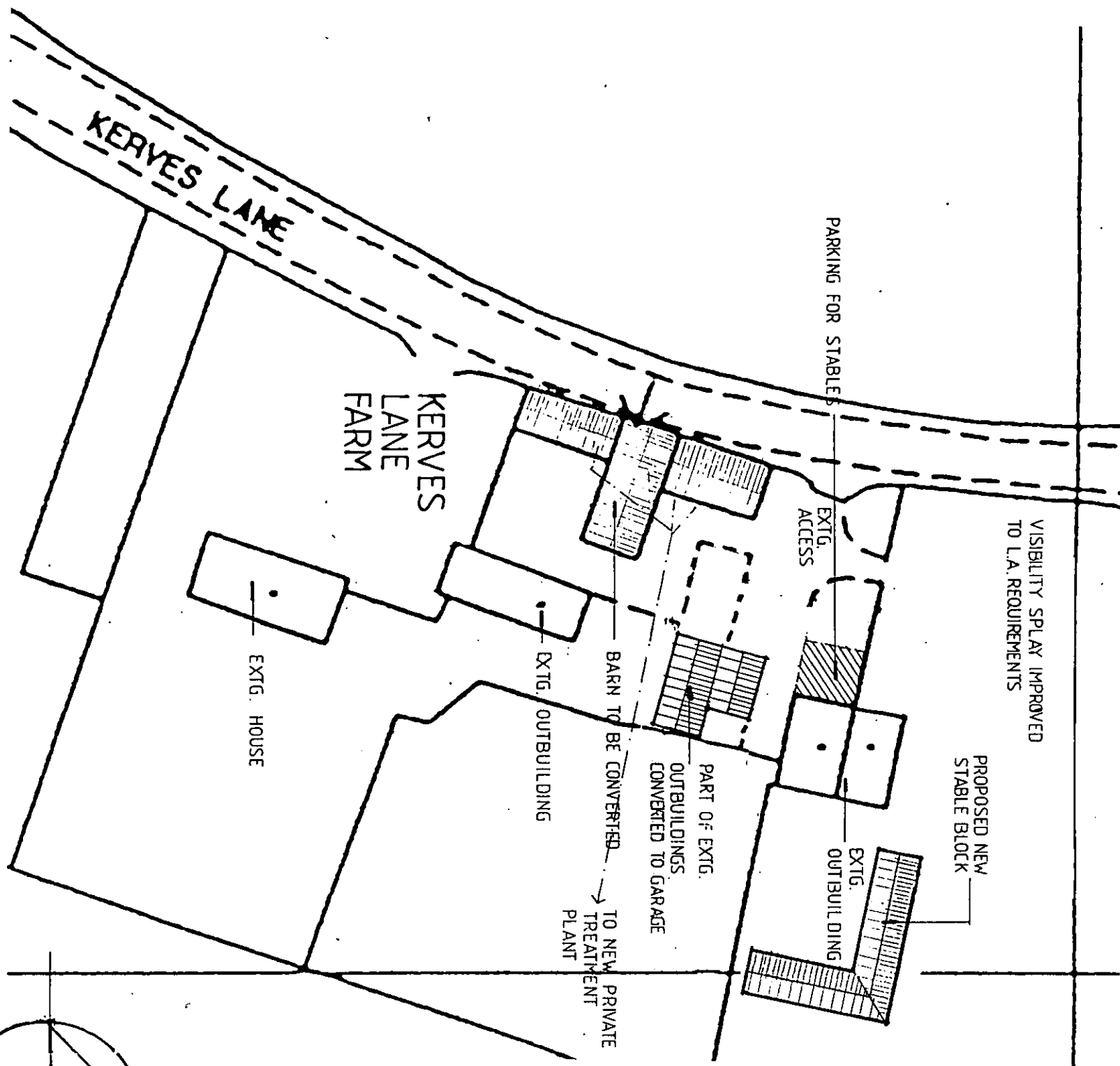
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re-enacting the same, the building(s) shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on application in that behalf.

Reason: In the interests of visual amenity and to comply with this Council's policy regarding the conversion of buildings in the countryside.

BLOCK PLAN

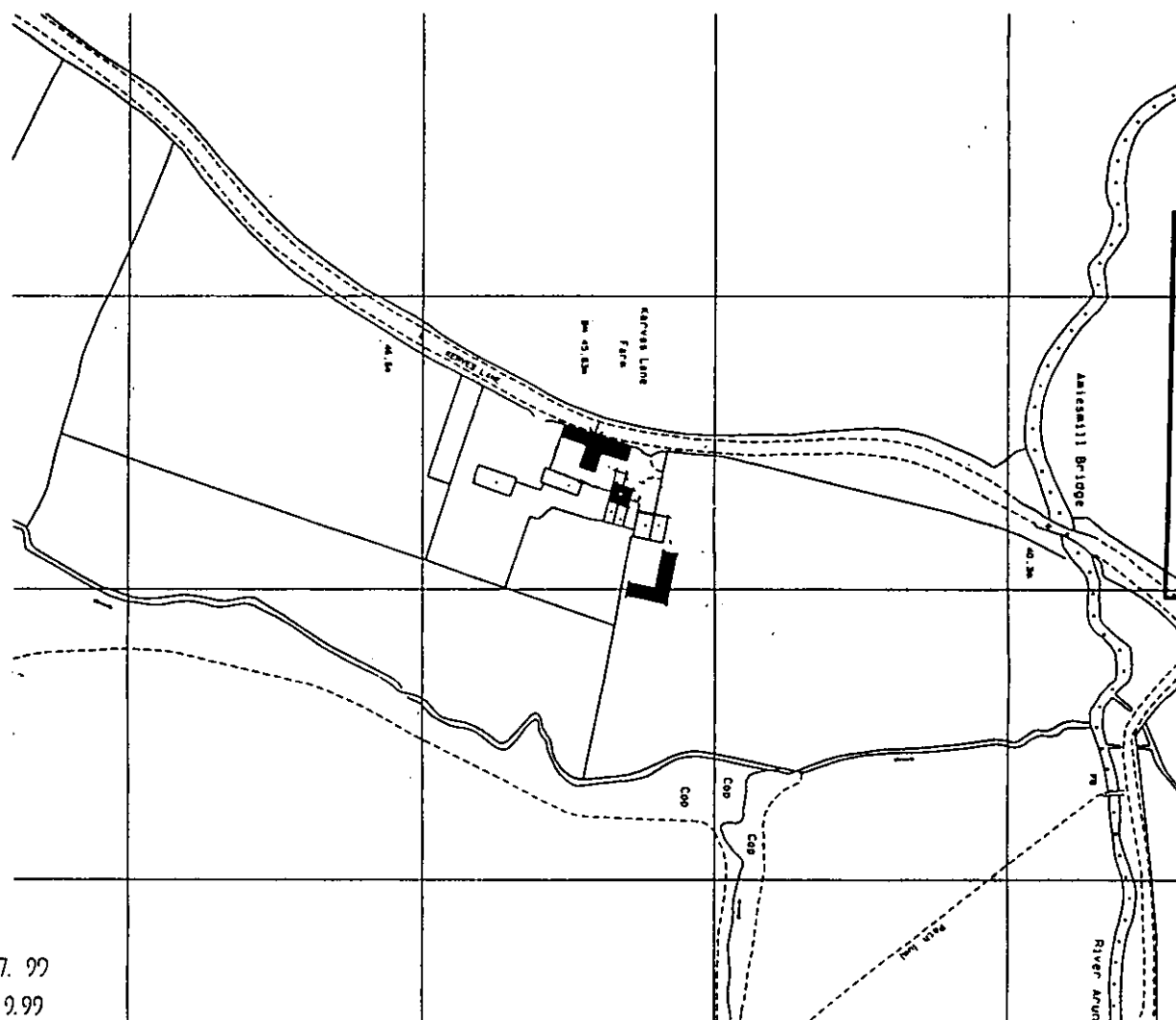
SCALE 1:500



NORTH

LOCATION PLAN

SCALE 1:2500



HORSHAM DISTRICT COUNCIL
APPROVED
22 APR 1999
UNDER
TOWN & COUNTRY PLANNING ACTS

HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 19 MAR 1999
No. SA - 122-978

AMENDED

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

MAR.17. 99
JAN. 29.99
DEC. 10. 98

scale:
1.500, 1.2500
date:

SEPT. 30. 98
job no:

982185

drg. no:
10c

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

BAYLEY + WILLMER
chartered architects

64 Lower Street,
Pulborough
West Sussex
RH20 2BW
Tel: 01798 875501

12 Northgate,
Chichester
West Sussex
PO19 1BA
Tel: 01243 528811

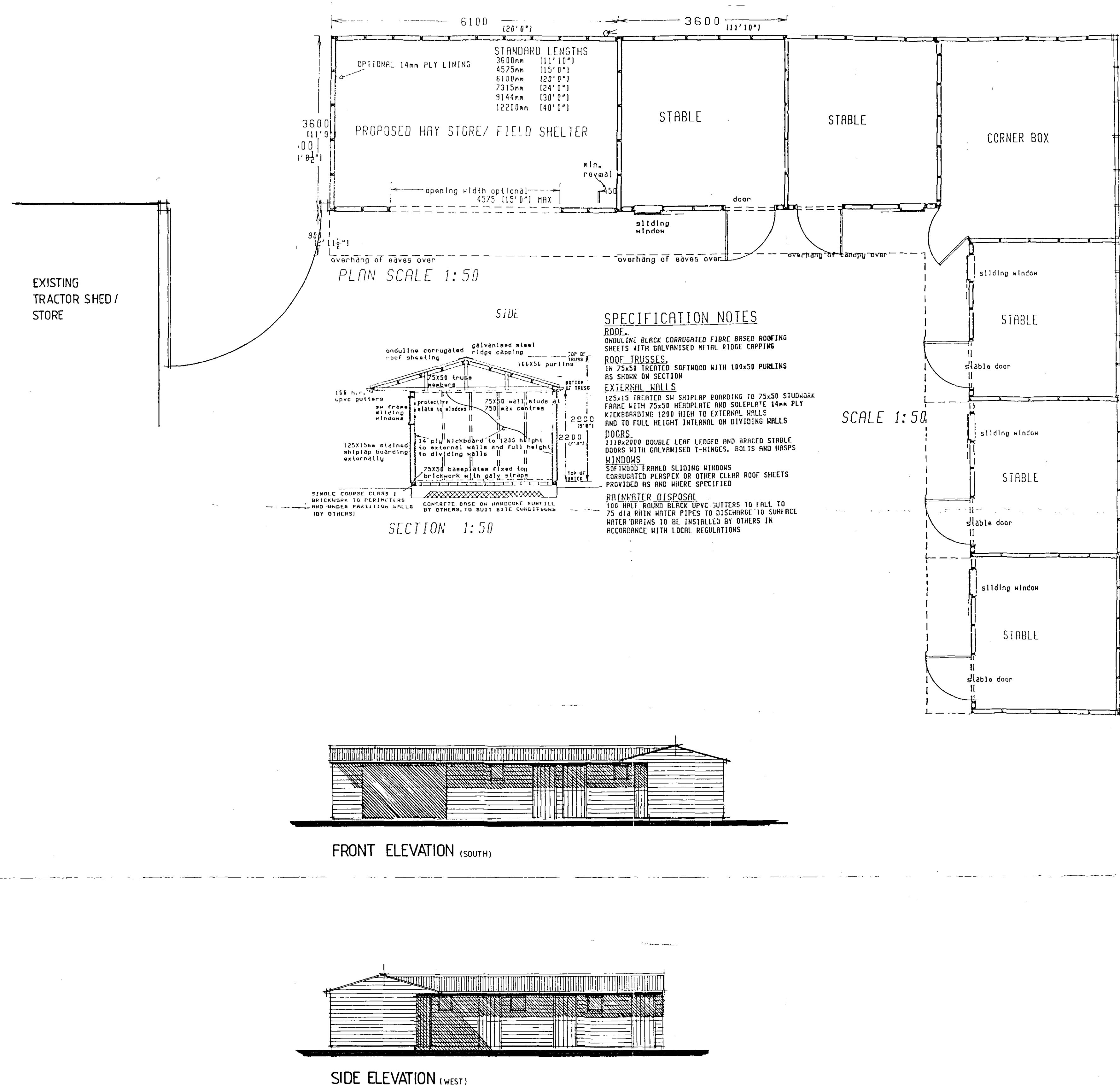
17 Blackhorse Way,
Horsham
West Sussex
RH12 1NU
Tel: 01403 252414

INCORPORATING
ALAN MITCHELL
ROBERTS & BAYLEY
27 Tatnell Road,
Honor Oak Park,
London SE23 1JX
Tel: 0181 868 9235

NOTES:
© COPYRIGHT IN THIS DRAWING BELONGS TO AND IS VESTED IN BAYLEY & WILLMER AND MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY OR FOR ANY PURPOSE WITHOUT THEIR WRITTEN CONSENT. ANY PERSON, FIRM OR COMPANY UNLAWFULLY REPRODUCING OR DISTRIBUTING THIS DRAWING OR IN ANY WAY INFRINGING THE COPYRIGHT THEREIN WILL BE PROSECUTED.

DRAWINGS ARE NOT TO BE SCALED. FIGURED DIMENSIONS ONLY ARE TO BE WORKED TO.

HORSHAM DISTRICT C.C. NO. 1
APPROVED
22 APR 1999
UNDER
TOWN & COUNTRY PLANNING ACTS



HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 15 DEC 1998
No. 52-122-98

drawing:
PLAN SECTION & ELEVATION
job:
REPLACEMENT STABLE BLOCK
KERVES LANE FARM
KERVES LANE
HORSHAM

BAYLEY + WILLMER
chartered architects

64 Lower Street,
Pulborough
West Sussex
RH20 2BW
Tel: 01798 675501

17 Blackhorse Way,
Horsham
West Sussex
RH12 1NU
Tel: 01403 252414



12 Northgate,
Chichester
West Sussex
PO19 1BA
Tel: 01243 528611

27 Tatnell Road,
Honor Oak Park,
London
SE23 1JX
Tel: 0181 868 9235

scale:
1.50, 1.100
job no:

982185

date:
DEC. 10. 98
drg. no:

22

A3