

Planning Statement
To
Support the Application
At
Kerves Farm Cottage, Kerves Lane
Horsham, RH13 6RJ

1.0 INTRODUCTION,

1.1 it is respectfully requested that the information presented in this statement is read in conjunction with the planning application that is submitted seeking retrospective planning permission for the siting of a single shepherds hut in the garden serving the application property and its use for commercial holiday purposes.

1.2. This statement's purpose is to assist Horsham District Council in its determination of the application by setting out the relevant background to the proposal, why the situation has arisen, a summary of the planning policy context against which the proposal should be considered along with an appraisal of the proposal against relevant planning considerations.

1.3 The application is supported by the following documents;

- * the application form and ownership certificate,
- *CIL application form,
- * location plan & block plan,
- * floor plan & elevation plan

2.0 THE APPLICATION SITE,

2.1 Kerves Farm Cottage is located on Kerves Lane, Horsham, it occupies a peaceful, lightly populated rural setting characterised by open countryside. The property was formerly attached to the adjoining property Kerves Barn, and stood as one planning unit from which the original owners operated a commercial livery use from the stables and yard and conducted a number of dressage events and training days on the adjacent menage. After unsuccessfully trying to sell the property as a single entity the owners divided it into two, Kerves Farm Cottage and Kerves Farm Barn and created two separate entrances to

serve each from the existing access that leads onto Kerves Lane. By virtue of the planning permission DC/13/1328 this created the form and extent of the application dwelling Kerves Farm Cottage.

2.2 The property in total has a range of 8 stables plus tack room, and yard, various barn buildings, a menage and 8 acres of land which is used for grazing of the owner's horses. The property itself has an extensive garden area within which in addition to the main dwelling are two ancillary buildings, one presently used for storage, the second is a recreational room shortly to be the applicant's gym.

2.3 The single subject structure is sited approximately 15 metres to the rear of the application property and is wholly contained within the property's established residential curtilage. Access is via the footpath layout which serves the main house, while parking uses the on-site parking area the owner uses for her vehicles. There is no overlooking of neighbouring properties with the existing dwelling providing ample screening, the small outside seating area that serves the shepherds hut looks over the owner's fields which run down to the river.

3.0 DESCRIPTION OF THE APPLICATION,

3.1 This is a retrospective planning application which seeks permission to use a single shepherds hut for short-term holiday accommodation. The subject structure was originally placed on the property to serve as ancillary accommodation to the parent property while the owner undertook several internal alterations and renovation works following her purchase in March 2025. During this time the owners parents and close friends have used it which will continue alongside any low key holiday use.

3.2 The shepherds hut accommodation is modest in scale and comprises a small lounge area with limited cooking facilities, a bed and separate toilet with shower facilities. In total its internal floor area it extends to 9 m², it possess wheels and is easily re-locatable. The intension is to market for seasonal short-term holiday stays via platforms such as Airbnb. In proposing to regularise the current use this will not harm the area's natural rural character while it will promote sustainable rural tourism.

3.3 The development represents a form of rural diversification that provides low-impact sustainable visitor accommodation. It is well located, situated close to Chesworth Farm where the footpath network there provide safe and easy access links into Horsham Town Centre, and the amenities and other attractions that are found there.

4.0 PLANNING POLICY APPRAISAL ,

4.1 When assessing the development proposals for which permission is sought consideration must be given to the relevant planning policies set out in the Horsham District Planning Framework (HDPF) and the National Planning Policy Framework (NPPF).

4.1 **Policy 1** of the HDPF requires the Council to take a positive approach that reflects the presumption in favour of sustainable development as set out in the NPPF. Where proposals accord fully with the development plan they should be approved without delay, and that sustainable development should be pursued in a positive way.

4.2 **Policy 2** of the HDPF directs development to the most sustainable locations and supports development in the countryside where it is essential to its location or supports the rural economy. **Para 85** of the NPPF encourages planning decisions to be made to enable sustainable rural tourism.

4.3 **Policy 10** supports rural economic development ,including tourism providing the proposals are in scale and character and do no harm to the rural landscape or neighbouring amenities.

4.4 **Policy 11** of the HDPF looks to protect and enhance tourism facilities that contribute to the District's economy as long as they are sensitively designed and located. **Para 85** of the NPPF reinforces the importance of rural tourism .

4.5 **Para 86** of the NPPF supports the retention and development of accessible local tourist accommodation that meets identified needs and supports local economies.

4.6 *In summary, the application proposals align fully with the strategy for sustainable rural tourism by supporting the rural economy through the provision of alternative low-impact accommodation that respects the surrounding countryside and avoids harming the character of the local area. In all respects ,the principle of the proposed development is considered acceptable when assessed against the relevant policies of the HDPF and the NPPF.*

4.6 In terms of design and appearance ,the proposals must be considered against **Policies 32 and 33** of the HDPF which calls for development to be of a high standard and quality of design, their scale ,massing and appearance must relate sympathetically to the surrounding landscape.

4.7 **Overall** the proposal to retain the shepherds hut is considered to fully accord with Policies 32 & 33 of the HDPF as it demonstrates a high standard of design that respects the site's rural setting and does not involve any visually obtrusive form of development.

4.8 In considering the impact of the proposals on adjoining properties residential amenities, **Policy 33** of the HDPF supports permission being granted provided the development does not cause unacceptable harm to the amenity of the occupiers /user of nearby properties and land.

4.9 While the shepherds hut will be used for short term holiday accommodation which will generate some level of activity ;the scale of the proposed use is small as it involves only one unit. The occupation is limited to two persons while it is positioned some distance from the nearest neighbouring properties Kerves Barn and Kerves Farm with the parent property situated in between thereby providing an effective screen that restricts views and limits any sound transmission. It is not believed that the proposal would generate a level of noise that would cause a material loss of amenity to adjoining residencies .

4.10 The low level nature of the proposal with guests not being of any great number, modest facilities and the absence of any large separate garden area this further reduces the potential impact for noise to be generated by outside gatherings .Combined with the site layout being immediately opposite the parent dwelling this further restricts the opportunity for any additional noise or disturbance arising from the proposal which would be at best intermittent and extremely limited in its duration.

4.11 **Given** there is no loss of amenity or privacy to nearby occupiers and the lack of substantive evidence of harm ensures that the proposal accords with Policy 33 of the HDPF.

4.12 It is important to have regard to any highway impact that the proposal may generate as **Policies 40 & 41** of the HDPF requires a development to provide safe and suitable access for all users and does not have a severe impact on the operation of the transport network. The site is accessed via a joint shared arrangement with the adjacent property Kerves Farm Barn which leads on to Kerves Lane which has a speed limit restriction of 40mph .

4.13 The shepherds hut has been used as ancillary accommodation to the parent property as well as the occasional Airbnb use .The unit can only accommodate two adults which typically requires one car parking space. The site has more than sufficient space to accommodate this level of parking provision. With visibility deemed to be sufficient the proposal will not result in a material intensification of use or raise any highway safety concerns.

4.14, **In summary**, the proposal would not result in harm to the function and safety of Kerves Lane the adjoining public highway and therefore is fully in accordance with Policies 40 & 41.

5.0 BIODIVERSITY NET GAIN (BNG)

5.1 It is considered that the application scheme is exempt from BNG requirements under the 'de minimis' exemption together with the fact it is retrospective. The exemption applies where the development does not impact a priority habitat and impacts less than;

*25 square metres of on-site habitat,

*5 metre of on-site linear habitats such as hedgerow.

5.2 the development is considered to qualify for the de minimis exemption since less than 25 sq.mts of habitat will be impacted and the shepherds hut is already in place so no priority habitat or linear habitat will be affected.

6.0 OTHER MATERIAL CONSIDERATIONS,

6.1 The Horsham District Hotel and Visitor Accommodation study published in July 2016 identified the need for additional accommodation for guests visiting Horsham District.

6.2 The benefit to local businesses of visitors to Horsham is well recognised, they buy from local shops, visit local attractions and support the hospitality trade by dining in local restaurant and public house venues of which there are many in Horsham town centre.

6.3 The commercial holiday use for which permission is sought is modest in scale and is a low impact form of rural tourism. It is considered that the accommodation which will be occupied for holiday and short term let purposes can be adequately controlled by a suitable planning condition.

6.4 the applicant will be responsible at all times for managing and supervising the accommodation and confirms it is solely the intention to let for very short periods, the principle marketing of which will be via platforms such as Airbnb.

7.0 CONCLUSIONS,

7.1 The proposed use of the existing shepherds hut which was positioned on the property originally as ancillary accommodation to serve Kerves Farm Cottage for short term holiday lets is considered to accord fully with the relevant policies of the HDPF and the NPPF. In all ways this modest, low impact form of rural tourism does no harm to the rural character of the site and immediate area, or to neighbouring properties amenities.

We respectfully urge that planning permission be granted .