

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 August 2026 23:35:51 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 02/08/2026 11:35 PM.

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) to show The Sand School as part of Kerves Farm Cottage and not Kerves Barn.
Case Officer:	No case officer assigned

[Click for further information](#)

Customer Details

Address: Kerves Farmhouse Kerves Lane Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise
Comments:	I object to application DC/26/1134. This application should not be treated as a simple administrative amendment arising from ownership or conveyancing changes. Planning conditions run with the land and not individual owners.

The fact that ownership has changed does not, in itself, justify varying a planning condition imposed to regulate development in the interests of amenity. The relevant planning question is whether the original purpose of the condition remains necessary and whether the proposed wording would continue to provide effective planning control and protection for neighbouring amenity.

Condition 4 formed part of the original planning balance when the arena was approved as an ancillary facility serving Kerves Barn. The officer's assessment was undertaken on the basis that the arena would remain associated with Kerves Barn and would not result in a material intensification of use.

The wider planning context is also relevant. Enforcement reference EN/26/0210 relates not only to Condition 4 of DC/11/1176 concerning the sand school, but also to Condition 14 of SQ/122/98 relating to the use of the stables in association with the original barn conversion. This demonstrates that the arena, stables and associated equestrian land were originally intended to operate as part of the same residential planning unit and wider planning framework.

Since the original permission was granted, the former planning unit has been subdivided and the wider site has become associated with additional planning applications, enforcement investigations and publicly advertised arena hire, field rental and equestrian accommodation facilities. Whilst advertising activity does not in itself determine the planning merits of the application, it is relevant context when assessing whether the proposed wording provides sufficient safeguards against future third-party use, commercialisation or intensification of the wider equestrian holding.

The Council should therefore be satisfied that any revised condition remains clear, robust and enforceable and continues to provide effective planning control over the arena, stables, paddocks and associated equestrian land. The proposal should not increase the risk of planning harm arising from commercialisation, intensified activity, third-party use, additional vehicle movements, parking pressure, lighting, noise, dust or impacts upon neighbouring residential amenity.

For these reasons, I respectfully request that application DC/26/1134 be refused. If the Council is minded to approve the application, any revised condition should be substantially strengthened to ensure that the arena, stables, paddocks and associated equestrian facilities remain genuinely ancillary to a single dwelling and cannot be used for arena hire, third-party use, holiday guest use or other intensified equestrian activities.

A detailed objection letter and supporting appendices have also been submitted separately by email (across two emails due to

attachment size limits). These documents include a planning and enforcement chronology, annotated site layout, relevant planning history, approved plans and public advertising evidence, and are respectfully requested to be taken into account when determining this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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