

Appeal 6013775

Submitted on 30 July 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	16 April 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Robert & Vanessa Sharpe
Contact details	Clare Bartlett Batcheller Monkhouse
What is your phone number?	
What is the address of the appeal site?	Land to north of Warnham Lodge Farm Mayes Lane Warnham West Sussex RH12 3SG
What is the area of the appeal site?	3.5 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	Yes
Are you a tenant of the agricultural holding?	No
Have the tenants been told about the appeal?	I confirm that I've told all the tenants about my appeal within the last 21 days using a copy of the form in annexe 2A
Access for inspection	Yes The site is not clearly visible from a public road or footpath

Are there any health and safety issues on the appeal site?	Yes Sheep are grazed on the land at certain times of year.
What is the application reference number?	DC/25/2100
What date did you submit your application?	19 February 2026
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Erection of a self-build dwelling with associated landscaping
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/c6f4ee3d-1ff0-48cc-ba85-028923032509)
Decision letter	2100-Decision notice-16042026.PDF (/document/9fe7402d-428a-4415-bdd0-c705f64fcacd)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appendix B - 3353401.pdf (/document/b893439d-b030-485d-b67d-25e48c902e05) Statement of Case - Land off Mayes Lane Warnham.pdf (/document/ae27ec6d-bee1-4cc9-b4b0-284a29584520) Appendix A - 3361339.pdf (/document/feaf29a3-5fa1-4aae-94fa-5447f4279ba8) Appendix C - 3325926.pdf (/document/15020ce4-56d6-4218-a4be-d0f4b643665b) Appendix E - 3366188.pdf (/document/27021b7e-d9cb-4c03-99ff-c83cda284317) Appendix D - 3303603.pdf (/document/72296133-7ba4-41c2-902a-922eb9acb3d3)

Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	DAS.pdf (/document/ff0b90bd-c8a4-4adc-9c4b-79216093abb8)
Plans, drawings and supporting documents	form 2 assumption of liability.pdf (/document/0cf0f8d7-f285-48cb-9b5f-07b0ea20a913) LITTLE WARNHAM LODGE PLANNING-157 08 SECTIONS PROPOSED revA.pdf (/document/754b21ba-2b74-4124-b065-606ab9547cd6) LITTLE WARNHAM LODGE PLANNING-157 03 FLOOR PLANS PROPOSED revA.pdf (/document/9badad66-8965-45ba-8d79-66c8b42ccf12) LITTLE WARNHAM LODGE PLANNING-157 01 SITE LOCATION PLAN revA.pdf (/document/c9b7523a-e7ef-478a-8325-6a71833e576c) 001 - Indicative Curtilage Plan.pdf (/document/58e44f90-5106-432f-8ea6-a796c8309341) LITTLE WARNHAM LODGE PLANNING-157 02 SITE PLAN PROPOSED revA.pdf (/document/140158f1-b9f5-4ca6-901b-aba629a94fff) Planning Statement.pdf (/document/73bd418f-b2b6-4754-b47f-c2163a9199c7) form 1 cil additional information (1).pdf (/document/47376923-c691-48cc-af10-d4bc11a5e0aa) PEA.pdf (/document/8fabf9ca-6ed9-4461-923b-e53dfdcb8be) LITTLE WARNHAM LODGE PLANNING-57 07 MATERIALS SCHEDULE revA.pdf (/document/b7c0f7e9-3911-41ad-86ed-f606d67300a0) LITTLE WARNHAM LODGE PLANNING-157 05 ELEVATIONS 1 PROPOSED revA.pdf (/document/2d59d311-2bde-4825-a9c6-da1c722f7ba7) 73515-FRA SWDS-LWL-v1.0.pdf (/document/4a12306a-c3a5-4f5a-ad43-b8744aae771f) LAR2518-LAN-REP-0310-P01 - Landscape Design Strategy (low res).pdf (/document/ce120de3-397a-4c1e-b492-70f5cf78fb1a) Tree Survey and AIA.pdf (/document/2b3be735-6cc7-4bad-8eff-6ac08a331305) 000 - Existing Site Plan.pdf (/document/959fd7e1-6f2f-4c98-ab9d-1782e01f2ef3) LAR2518-LAN-DRA-0901-P01 - Proposed

[Landscape Plan.pdf \(/document/82b964af-bcdf-428a-b4bd-bf07dc08912e\)](#)
[LITTLE WARNHAM LODGE PLANNING-157_04 ROOF PLAN PROPOSED revA.pdf \(/document/c44356df-d81d-42de-8260-8d809fe1b799\)](#)
[LITTLE WARNHAM LODGE PLANNING-157_06 OUTBUILDING revA.pdf \(/document/1f8a106a-7fc9-4cc4-a6af-84c74c10591e\)](#)

Do you have any new plans or drawings that support your appeal? Yes

New plans or drawings [Curtilage Plan.pdf \(/document/495e2c1b-b65d-4c80-ae0f-58682c36fabe\)](#)
[Tree Protection Plan-Mayes Lane-April 2026 V1.0 Flat.pdf \(/document/1417d723-e339-4642-96b2-5425a9311e8f\)](#)
[UPDATED 0901-P03 - Proposed Landscape Plan.pdf \(/document/4aaf508a-8021-445b-80c9-4e9d92a6419b\)](#)

Do you have any other new documents that support your appeal? Yes

Other new supporting documents [Impact Plan Land To The North of Warnham Lodge Farm 202605014 V2.pdf \(/document/9aee8384-4ca1-4a47-a730-76466704d179\)](#)
[Warnham Statutory Metric.pdf \(/document/c330a18b-d969-49bf-b48d-d26684edfcba\)](#)
[NSP Report Land To The North of Warnham Lodge Farm 202605014.pdf \(/document/d63598b4-debd-419f-9f80-df9a019a7c25\)](#)
[Warnham BNG Assessment R.01.pdf \(/document/219d74b3-6cea-4126-8d9a-a5f74315343d\)](#)
