

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 July 2025 14:09:36 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0883
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 25/07/2025 2:09 PM.

Application Summary

Address:	Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex RH13 6QW
Proposal:	Erection of a temporary workers dwelling for security, stud and equine rehabilitation. To include change of use to the land to the south of Limekiln Wood from agricultural to mixed use agricultural and equestrian, including the barn for the broodmares and retirement horses and alpacas.
Case Officer:	Kate Turner

[Click for further information](#)

Customer Details

Address:	Knights House Nuthurst Street Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Loss of General Amenity- Other- Overdevelopment
Comments:	It is disappointing, but sadly not unexpected, to see yet another application submitted on this site. Needless to say I am writing to strongly object.

The requirements that need to be met and demonstrated for applications of this nature are of notable importance and I believe this has not been demonstrated in this case. I appreciate the Local Plan is invalid following EiP, however the Horsham District Planning Framework and the National Planning Policy Framework (NPPF) are still very relevant and should be adhered to.

Paragraph 79a of the NPPF looks at how the need for isolated homes in the countryside be assessed. Point 2 covers " the degree to which there is confidence that the enterprise will remain viable for the foreseeable future".

It's not a year since permission was granted on this site for a sand school, stables, staff room etc to support the proposed equine rehabilitation "business". Works have commenced but not completed and yet now they claim to need accommodation to support a different business (for which they do not have permission) to operate a stud farm for breeding horses & alpacas? They have clearly not demonstrated the viability of the equine rehabilitation centre (nor any established business) which certainly doesn't demonstrate or instil confidence that any future business will be viable or successful.

The business element needs to be carefully examined.

The justifications given in their Planning Statement for a dwelling are insufficient and unsubstantiated. The reasons given are all very vague and do not provide sufficient evidence to support their claims. At best they can only demonstrate running a grass livery, which definitely doesn't warrant on site accommodation.

Furthermore, the size of operation does not justify on-site accommodation. It is not of a scale to justify a dwelling in the countryside and the reasons given for requiring a house are ludicrous.

I respectfully refer you to Para 84 of NPPF (2024) that "planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply". Please refer to the whole paragraph, but some examples of these circumstances are: the development would reuse redundant or disused buildings and enhance its immediate setting; the development would involve subdivision of an existing residential building, the design is of exceptional quality, essential need for a rural worker, heritage asset. The inspectorates have set the bar very high and 'essential need' has to be demonstrated which has not been the case in this application. The statements provided do not demonstrate that any of the named circumstances apply.

Another concerning question that arises from this application is why is there now a need for a sand school? If it is to be a stud

then the need for a sand school is no longer valid? Alpacas do not need a school nor do broodmares. The justifications given for the various structures applied for are conflicting and misleading.

One also has to ask have they complied, in full, with all planning conditions assigned to their last permission?

There is still an enforcement outstanding on the site for a barn that does not form any part of the permission approved last year nor this application. I respectfully ask the council why they have not followed up on this enforcement and ensured the structure be removed?

Only recently the council refused an application from a charity that has been operational for 30+ years for a dwelling, stables and other ancillary buildings because officers said it would be "detrimental to the rural landscape and character of the area ". Yet that site compared to Limekiln Farm is in a much more accessible / urban location ? For some reason the council seem to let development at Limekiln Farm go unchallenged?

Applications citing alpacas are 'red alert !!' signs to the agricultural community and Local Planning Authorities. They are becoming more frequent, by trying to establish an agricultural workers dwelling, as in this application, and then embark upon a stepping stone approach to obtaining a permanent dwelling in the countryside.

To conclude, there has been no specific circumstances to demonstrate a functional need. I do not understand why this should become a problem for the district and neighbourhood to resolve simply because the applicant has purchased a wholly unsuitable piece of land, so far away from where they claim to live, to accommodate their ever changing "business" ideas. 'Historically this land has only ever been classified as agricultural, poor quality grassland in a flood zone area, used for occasional grazing with no structures and off grid.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E
aton