

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 August 2025 21:25:26 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 07/08/2025 9:25 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:	22 Lime Kiln Road Mannings Heath Horsham
----------	--

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Other- Overdevelopment
Comments:	<p>The land is not suitable for use as a stud farm due to several factors.</p> <p>There is a lack of quality pasture for the number of alpacas and horses that will be grazing the land. The fields in this area are full</p>

of ragwort and other weeds which are poisonous to these animals and thus these toxic plants would need to be removed prior to business use. There are only six proposed stables available for use which, once built and operational, will be an insufficient number for the horses and alpacas that are currently present on the farm, let alone for a successful stud farm business. The current plot will use water sourced from a borehole on the land which may not be an adequate or fully reliable water source for both residential and business/ agricultural use of this scale.

The access to this site is down a long, unestablished dirt track which has a public right of way access. Many of the residents in the local area love to walk down this quiet, off the beaten track footpath which would soon be overrun with customer cars, horse boxes and lorries should the stud farm become fully operational. This would disturb the members of public and the wildlife that enjoy the tranquility of this area.

This influx of traffic may also increase the risk of the farm falling victim to rural crime as it will be much harder to monitor and distinguish legitimate traffic from customers versus unwelcome vehicles. With the addition of the stud farm to this site, there will be more valuable equipment, expensive horses and confidential information to the site which has already fallen victim to rural crime.

Due to the farm being located very far from the nearest main road, the access of emergency services such as the fire service, ambulances, or rural police/ crime prevention units in an emergency situation would be very slow to arrive. Having members of staff living on site may only increase the likelihood of such incidents, such as accidental fires, to occur or escalate. The fire service would have to rely on the water in their vehicles in the event of a fire or use the existing pond to help manage the situation. A pre-existing habitat of the pond should not be relied upon as the water levels will vary massively depending on the time of year and recent weather.

Previously the application for temporary living accommodation for staff on this site was withdrawn as it was said that 24/7 CCTV monitoring would be sufficient to provide care for the animals on the farm. It was proposed that as the nearest equine vets, Anvil Equine, is located just a mile up the road in Copsale, their veterinary team could be rung immediately at any time of the day and they would be soon present on site to provide expert care. This would be an efficient way of providing exceptional care for the menagerie of animals living on site.

If the site owners believe that having the stud farm workers living directly on site is 'critical' for its operation then why would it be only 'essential' for temporary dwelling over just 3 years. Would this not by the same reasoning deem their business plan to be unsustainable?

We believe that there needs to be a focus on protecting footpaths, bridleways and green spaces throughout the whole of the Horsham District, which this proposal simply does not comply with.

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