

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 August 2025 23:36:38 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 11:36 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: Owl Acres Harriots Close 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">- Design- Loss of General Amenity- Other- Overdevelopment
Comments:	I object strongly to this application. There is no requirement for any dwelling for night-time security at this remote country site or any further development on any of the land in this application.

With previous applications at Limekiln Farm (DC/23/1325 and DC/22/1272) it was clear to the local population that the land the applicant had purchased was too poor for grazing horses and wholly inappropriate for any equine rehabilitation service, which has been shown to be amply provided for in the locality by long-standing professionally run businesses. It was evident that the applicant would be seeking to build a house on the plot in the future and many wrote as such in their objections.

This current application is for a residential dwelling thinly veiled in alpaca wool. Overnight security would never require this two/three bedroom building the size of an average bungalow with an additional veranda - the latter looking like a future application for permitted development. In this case, there is no bona fide demonstrable essential need. Patently, the application falls outside the Nuthurst Parish Neighbourhood Plan and does not comply with any of the circumstances listed within National Planning Policy Framework (December 2024) paragraph 84 which states that:

"Planning policies and decisions should avoid the development of isolated homes in the countryside ..."

There are several inconsistencies, gaps and errors in the application, plus a lack of transparency. For example:

a) Whilst parts of the application allude to a temporary application for five years, the Design and Access Statement actually states, "It is considered essential for the safe working of the stud for provision to be made for a rural workers' dwelling on site, initially for a limited period of three years."

b) The barn reference in the title appears to be to a barn on the Oakleigh plot. This plot has had all its applications for a barn refused. It is unclear if this application is referring to use of an unknown existing barn or to a new barn which the applicant wants to build. (It should be noted that this barn would also lend itself to future adaptation for residential use and again is hidden from sight.)

c) The Ecological Impact Assessment is invalid. The survey was carried out in March 2023 for application DC/23/1325. It does not cover the entire area under consideration in this application and it clearly states on the front page that it was only valid for 18 months from the date of the survey.

There is no requirement for night-time security at this site:

a) The applicant's assertion of the need for security requires careful scrutiny. We have a good Neighbourhood Watch system in place in the locality and we are not aware of the alleged incidents

in this application. There are incidents involving Limekiln Farm which have been circulated and, I believe, if police records are examined, it will be found that the security risk is to the public from the goings-on emanating from this site. The police have visited the site on several occasions following a number of reports of crimes against local residents.

b) Most livestock and many horses live at some distance from their owners. There are several questions, though, which this application raises. Why does someone from over 20 miles away, who purports to care for animals, buy a remote piece of land at the end of a farm track, then buy alpacas and put them on the piece of land whilst continuing to reside so far away? Why also do they install electric fencing along the entire boundary that borders the public footpath, both field and woodland, put up CCTV, warnings of guard dogs and then appear to fabricate crimes against themselves in an area known for its safety?

There is no evidence of a viable business:

a) The Planning Statement is written as if there is an equine business well underway and, unless a site visit occurs, council staff may be kept in the dark. The only evidence for any business is a leaflet for the stud which could be photographs from any source. It is possible that the applicant's own mare may have had a foal and that the applicant is looking after the horses of a few acquaintances. However, the works agreed for application DC/23/1325 have only recently begun, so there is no rehabilitation centre nor the facilities for a stud.

b) The northern field, adjacent to the entrance gate, which borders the public footpath, has been divided into paddocks. The front two of these have been left to grow weeds waist high. Amongst those weeds is ragwort. No real prospective customer would hand over their expensive pregnant mare or sick horse to such an outfit. The applicant has now moved alpacas onto this land. It appears she is unaware that ragwort and several other weeds cause irreversible liver damage, which manifests over time, for alpacas and many other animals, not just horses.

c) The previous planning application (DC/23/1325) had many conditions attached to it. Some of these are deemed to have been adequately discharged on paper, whilst needing careful on-site monitoring in their execution, particularly on environmental grounds in this delicately balanced ancient ecosystem. Other conditions appear to remain outstanding. There seems to be no justification for further applications until these crucial conditions are implemented and evidence of an environmentally conscious and economically flourishing and sustainable business is provided.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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