

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 August 2025 08:41:22 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 08/08/2025 8:41 AM.

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:	Nuthurst Parish Council PO BOX 1098 Horsham
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Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise- Trees and Landscaping

Comments:

Parish Council Comments and Position:

While the Parish Council acknowledges the agricultural and equine potential of the proposed development, and recognises the applicant's stated intentions to enhance animal welfare and site security, several concerns have been raised during its review.

These are detailed below:

1. Incremental Development in the Countryside

The Council notes that this application represents a continuation of development activity in a rural area where previous permissions have already intensified land use. There is growing concern over the cumulative impact of such incremental development on the character and visual amenity of the countryside.

2. Justification for a Temporary Dwelling

The operational need for a temporary workers' dwelling in connection with the equine rehabilitation and stud enterprise is acknowledged. However, it is essential that any approval be strictly limited in duration, with conditions that require a robust review process before any extension or permanent residential use is considered. The Council emphasises that this application must not serve as a stepping stone toward future permanent residential development.

3. Change of Use of Land

The proposed change from agricultural to mixed agricultural and equestrian use-particularly near the ecologically sensitive Limekiln Wood-raises concerns about landscape management, ecological impact, and the precedent it may set for further non-agricultural diversification. Clarity is sought on long-term intentions for land management and the potential impacts on biodiversity.

4. Access and Traffic Considerations

Though the application lacks specific detail regarding traffic, the Parish Council is concerned about possible increases in vehicle movements, particularly those associated with equine operations, delivery vehicles, and residential use. Broadwater Lane is a narrow rural road with limited capacity and visibility, and may not be suitable for additional traffic volumes. Furthermore, the site is located deep within the countryside with no direct vehicular access from a main road, which could compound accessibility issues and place additional pressure on the surrounding road network. The potential impact on highway safety, infrastructure, and rural amenity should be carefully assessed by the appropriate authorities.

5. Business Plan Deficiency

The application lacks a detailed and viable business plan to demonstrate the economic sustainability of the proposed use. Without this, it is difficult to assess whether the temporary dwelling and land use changes are justified by a sound operational need.

The Council expects a clearly evidenced business case in line with policy requirements.

Conclusion and Recommendation:

For the reasons outlined above, the Parish Council registers an objection to the application in its current form. However, the Council defers to the Planning Officer's professional judgement as to whether the proposal meets the relevant planning tests- particularly in relation to agricultural justification, landscape and ecological impact, and long-term sustainability.

Should the application be approved, the Parish Council strongly requests that the following conditions be imposed:

- A strict time limit on the temporary dwelling, with mandatory review and reassessment of need.
- Controls to prevent future permanent residential development or incremental expansion without further scrutiny.
- Landscape and ecological safeguards to preserve rural character and biodiversity, especially near Limekiln Wood.
- Monitoring and limitation of vehicle movements to avoid adverse impacts on local roads and community safety.

It was RESOLVED to object to the planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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