

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC – Highways Authority
DATE:	21 July 2025
LOCATION:	Ghyll House Farm, Limekiln Farm, Broadwater Lane, Copsale, West Sussex, RH13 6QW
SUBJECT:	DC/25/0883 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.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

This proposal is for the temporary siting of a house for equine workers on land at Limekiln Farm, Broadwater Lane. Access to Limekiln Farm is via a private access track, not maintained by WSCC, therefore these comments are for your advice only.

West Sussex County Council was consulted previously on Highway Matters at this location under application ref DC/23/1325, this sought for the creation of an equine rehabilitation centre, incorporating erection of a stable block containing six stables and creation of a sand school and barn building to provide storage for agricultural machinery, rainwater purification plant and hay. No severe highways safety concerns were raised to the proposal, which was subsequently approved by the LPA. Since this permission there appears to have been further applications at the site to alter the orientation of the stable block.

Access

Access to the wider adopted highway network is achieved via an established existing shared point of access onto Broadwater Lane. The actual application site is located circa 1.5km away from the wider adopted highway network via private accessways. Part of this access route to the site is considered a public right of way by its status as a public footpath (F.P.1716).

From observation of the most up to date WSCC Accident data provided by Sussex police for a 5-year period, there have been no recorded highways collisions or personal injury claims at the point of access to the highway to flag an existing concern with the junction or road layout at this point.

The 2 bedroom dwelling is outlined as providing accommodation for persons who are associated with the equine use at the site. It would not be anticipated therefore that a material intensification of use onto the publicly maintained highway would be generated over that already permitted at the site.

Parking

Allocated parking has not been shown within the associated plans and documents, however as outlined above, the LHA consider that the movements would be accommodated within those originally set out within the applicants' business plan for the equine facility and that sufficient space should be achievable within the existing parking locations. It would not be considered that overspill parking would occur within the Publicly Maintained Highway and should not interfere with the adjoining PROW network.

From observation of the WSCC Parking Demand Calculator, it would be anticipated that 2 parking spaces would be sufficient for a dwelling of this size in this location.

Cycle parking has not been shown within the associated plans. The LHA appreciate the more rural nature of the development site and therefore the LPA may wish to condition this alongside any permission of the proposal if it is considered a justifiable request at this location.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services