

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Alice Johnson
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date 31 July 2025

Dear Alice,

**RE: DC/25/0883 – Full Planning Application Ghyll House Farm, Limekiln Farm
Broadwater Lane Copsale West Sussex RH13 6QW**

Thank you for your consultation of the above application, received on 17 July 2025. We have reviewed the submitted documentation and wish to make the following comments.

This is an application for the 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.

In order to comment further, in the first instance please could the below be confirmed;

- There appears to be some confusion as to whether this is a major or minor development. A full flood risk assessment (FRA) has not been provided as the Applicant states at 2.4 of their summary FRA that the site is 0.87ha, and in their calculations as 0.91ha. However, we have been consulted as this is classified at a major development due to the redline boundary being 11.58ha. The summary FRA also states that sequential and exception testing are not required as the application is for change of use and a minor development, neither of which is our understanding. Please confirm we are to comment as a full major application. If it is a minor, then HDC Drainage will need to be consulted instead.
- The only new construction under consideration for surface water flood risk and drainage design for this application is the temporary worker's dwelling. We do not appear to have any details for the barn highlighted elsewhere or the parking area

within the redline site boundary and assume these are as existing or are change of use only in the case of the barn.

- The details provided appear to cover a wider scheme, as per application reference DC/23/1325. If this is a major planning application, we will require a full FRA and drainage strategy for this specific application, in line with the latest [National standards for sustainable drainage systems \(SuDS\)](#); the National Planning Policy Framework, PPG Flood Risk and Coastal Change and any applicable local policies. Please note that the Environment Agency recently updated their flood risk modelling (NaFRA2) and this latest data should be referred to when relevant [\(Flood map for planning\)](#).

Yours sincerely

Flood Risk Management Team

Documents considered as part of this response:

- Flood Risk Assessment (Newell Stud, undated)
- Application Form
- Water/ Drainage Plan 082/04 May 2025
- Flood Risk Assessment Calculations dated 06/12/2024
- Flood Risk Assessment Storm Network Plans dated 06/12/2024