



Mrs Stephanie Newell
1 Alderney Court
98A Sea Avenue
Rustington
BN16 2DL

**Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex
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 change of use of the existing barn.**

Your application DC/25/0883 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mrs Stephanie Newell
1 Alderney Court
98A Sea Avenue
Rustington
BN16 2DL

Application Number: DC/25/0883

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of:

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

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 change of use of the existing barn.

Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex

to be carried out in accordance with Application No. DC/25/0883 submitted to the Council on 01/07/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 28/07/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Site plan		082/02e	20.01.2026
Details plan	Proposed Drainage Design	c3929_101	15.01.2026
Details plan	Proposed Contributing Area (drainage)	c3929_201	15.01.2026
Details plan	Exceedance Flow Plan (drainage)	c3929_301	15.01.2026
Details plan	Proposed Construction Details(drainage)	c3929_501	15.01.2026
Details plan	Calculations Section (Drainage) [CGS Civils]		15.01.2026

Details plan	Greenfield Runoff (drainage)		15.01.2026
Details plan	Water / Drainage Plan	082/04b	19.09.2025
Site plan		082/05	19.09.2025
Location plan		082/01f	01.07.2025
Elevation & Floor plan	Proposed Dwelling	082/03	28.05.2025
Supporting Statement	Letter of Support	NONE	09.07.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Temporary Time Condition:** The temporary workers dwelling hereby permitted, together with any associated domestic paraphernalia, services, utility connections, hardstanding and ancillary structures, shall be removed from the site on or before three years from the date of this permission, and the land restored to its former condition within three months of such removal.

Reason: The Local Planning Authority would not normally grant permission for such a development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Pre-Occupation Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment Revision 01 (Lizard Landscape Design and Ecology, August 2023), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:
- a) detailed designs or product descriptions for biodiversity enhancements; and
 - b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter

Reason - To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 4 **Pre-Occupation Condition:** Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended)

- 5 **Regulatory Condition:** The development shall be carried out in full accordance with the approved Foul and Surface Water Drainage Report (Rev- P, Dated: 08/01/2026, CGS Civils *p28 'Proposed Drainage Design' Drawing, Revision P, Dated: 31.12.25. CGS Civils) unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The development hereby permitted shall be carried out in full accordance with the ecological mitigation and enhancement measures set out within:
- Ecological Impact Assessment, Limekiln Farm, Broadwater Lane, Copsale (Lizard Landscape Design and Ecology, August 2023); and Preliminary Ecological Appraisal Survey Update (Lizard Landscape Design and Ecology, May 2026).

For the avoidance of doubt, this includes all precautionary working methods, timing restrictions, habitat protection measures, and species-specific mitigation detailed within those documents, including (but not limited to) measures relating to great crested newt, bats, barn owl, reptiles, and deadwood retention and relocation where applicable.

Where works are identified in the approved ecological documents as requiring ecological supervision, such works shall be undertaken under the direct supervision of a suitably qualified ecologist. The ecologist shall be present on site as required to ensure compliance with the approved measures.

All mitigation and supervision measures shall be implemented in full and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 7 **Regulatory Condition:** The temporary dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 8 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order, the temporary dwelling shall not be extended or altered in any way, including the addition of outbuildings, enclosures or hardstanding without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in agriculture, forestry, or the equine enterprise operating at Lime Kiln Farm, or a widow/widower or resident dependants of such a person.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted

INFORMATIVES

Note to Applicant – Ordinary Watercourse Consent

The applicant is advised that works within, adjacent to, or affecting an ordinary watercourse (including culverting, outfalls, or alterations to flow) may require Ordinary Watercourse Consent from West Sussex County Council as the Lead Local Flood Authority. This consent is separate from planning permission and must be obtained before such works are undertaken.

Note to Applicant – Environmental Permit

The applicant is advised that, in addition to planning permission, an Environmental Permit may be required from the Environment Agency for any discharge of treated foul water to ground or to a surface water body. The applicant should contact the Environment Agency directly to confirm permitting requirements prior to installation of any non-mains drainage system.

Note to Applicant – WSCC Fire and Rescue

The applicant is advised to consult with West Sussex Fire and Rescue Service at an early stage regarding fire safety provisions for the development, including the potential need for suitable firefighting water supplies such as fire hydrants or stored water supplies compliant with BS 750 or other relevant guidance. Particular regard should be had to the rural location of the site and access arrangements for emergency vehicles.

Note to Applicant – Rainwater Harvesting

The applicant is encouraged to consider the incorporation of rainwater harvesting and water re-use measures within the development to support sustainable water management and reduce surface water discharge, in accordance with national sustainable drainage objectives.

Note to Applicant – Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5

metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hnp.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.