

TO:	Horsham District Council – Planning Dept
LOCATION:	Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex
DESCRIPTION:	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.
REFERENCE:	DC/25/0883
RECOMMENDATION:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Landscape & Drainage Mitigation Note, Newell Stud • 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 • Maintenance Schedule, Rev – P, Dated: 08/01/2026, CGS Civils • SW_Calculations PDF, Dated: 05.01.2026, Causeway (Submitted by CGS Civils) • HR Wallingford Greenfield runoff rate estimation tool, Dated 08/01/2026 HDC Drainage determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.	
MAIN COMMENTS: NA Advisory notes: • In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed. • In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse.	
ANY RECOMMENDED CONDITIONS: NA	
NAME:	A. Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	05/01/2026