



HORSHAM DISTRICT COUNCIL CONSULTATION

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 the barn for the broodmares and retirement horses and alpacas.
REFERENCE:	DC/25/0883
RECOMMENDATION:	No Objection More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments provided in blue

We welcome the relocation of the temporary building as recommended and are satisfied the clarifications provided under the detailed response e-mail by the agent and supporting information are sufficient to address most concerns.

We request however that details of any desired lighting are provided for consideration or that the same regulatory condition (17) imposed under DC/23/1325 to restrict external lighting of floodlighting is installed without the LPA's permission.

Regulatory Condition: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

In principle, no concerns are raised to the development of a temporary workers dwelling on this site. However, the current proposals and associated drainage strategy may give rise to adverse landscape effects on the Ancient Woodland (AW) and a more sensitive approach must be considered. Further, more information is requested to understand the potential effects of the proposals on existing landscape features (AW) and to identify appropriate mitigation measures to ensure the rural character is retained.

Additionally, more information is needed regarding the proposed change of use of land on Oakleigh Farm, also shown within the red line boundary in the site location plan, to the south of Limekiln Wood. This detail is necessary to ensure that the development does not give rise to

adverse effects on the abutting Ancient Woodland (AW), Limekiln Wood, as well as the local landscape character.

MAIN COMMENTS:

1. Please refer to our previous comments submitted under DC/23/1325 for site description and context.
2. We note that the drainage proposals are not coordinated with the Arboricultural Survey, therefore we are unable to fully assess the potential impact of the drainage strategy on existing trees. A coordinated plan is requested to ensure that tree protection measures are appropriately considered. Please also note that the Arboricultural Survey may need to be extended if proposed works extend beyond the original survey area. In addition, and considering the temporary nature of the proposals, we recommend exploring less intrusive drainage strategies that do not include excavation works within the AW.
3. We also note that the Ecological Impact Assessment (EIA) submitted was carried out in 2023 in conjunction with DC/23/1325. As such, it does not reflect an accurate or up to date assessment on the current baseline conditions or the mitigation required in response to the new proposals, which should be considered in conjunction with the revised landscape proposals. An updated ecological assessment therefore may be needed to ensure that potential impacts are properly understood and addressed, please seek further advice from the ecologist consultant.
4. We recommend that the temporary worker's dwelling be located further up the slope, where the gradient is less steep to better integrate the development into the surrounding topography and reduce the indirect impact of the development on the AW.
5. In order to retain the rural character of the local landscape and prevent indirect deterioration of key landscape features, such as the abutting AW, light spill must be prevented. As such, lighting details are requested to assess potential impacts and ensure that appropriate mitigation measures are in place.
6. In addition, the use of large, glazed openings is likely to contribute to increased levels of light pollution, which would be detrimental to the rural character. We recommend that the scale of glazing is reduced and/or appropriate measures (such as low-transmittance glass, external shading, or internal blinds) be incorporated to minimise light spill, particularly in proximity to sensitive landscape features such as the adjacent Ancient Woodland.
7. No information has been submitted regarding the change of use to the land on Oakleigh Farm, also shown within the red line boundary in the site location plan, to the south of Limekiln Wood. In order to assess the acceptability of this element on landscape grounds, we request the submission of plans and supporting information.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	14/08/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/08/2025 17/03/2026