



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 21st July 2026

DEVELOPMENT: 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.

SITE: Ghyll House Farm, Limekiln Farm, Broadwater Lane, Copsale, West Sussex RH13 6QW

WARD: Nuthurst and Lower Beeding

APPLICATION: DC/25/0883

APPLICANT: **Name:** Mrs Stephanie Newell **Address:** 1 Alderney Court 98A Sea Avenue Rustington BN16 2DL

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

By request of Nuthurst Parish Council

By request of Councillor Dennis Livingstone

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application comprises two main elements. Firstly, planning permission is sought for the erection of a single-storey temporary worker's dwelling at Limekiln Farm to provide on-site accommodation associated with the security, stud and equine rehabilitation operations for a period of three years. The dwelling would be located to the south of the stables and sand school approved under planning permission DC/23/1325 and amended under DC/24/1694, with parking provided to the north within the approved stable and sand school complex.

- 1.3 The dwelling would contain a living room, kitchen/dining room, office/medical room, two bedrooms, shower room and utility room. It would be constructed from stained oak timber lapboard cladding with stained oak framing and door frames, and a metal 'Steadmans' roof to match the extant stables and barn on the site. The proposed dwelling would have the following dimensions:

Gross External Area (GEA)	90m ²
Gross Internal Area (GIA)	84.2m ²
Length	6m
Width	15m
Eaves Height	3.5m
Ridge Height	5m

- 1.4 No domestic garden or residential curtilage is proposed as part of the application, with the dwelling intended solely to serve the functional needs of the equestrian enterprise.
- 1.5 Secondly, planning permission is sought for the change of use of land at Oakleigh Farm, located to the south-west of Limekiln Wood, from agricultural use to a mixed agricultural and equestrian use. This part of the proposal does not include any modifications to the existing pasture.

AMENDMENTS

- 1.6 Amended plans were received during the course of the application. These revisions principally relate to the repositioning of the proposed rural worker's dwelling within the site. The amended layout provides an increased separation distance from the adjacent Ancient Woodland and includes corresponding amendments to the proposed drainage arrangements and associated site works. Further supporting ecological, arboricultural and drainage information has been submitted alongside the revised plans.

DESCRIPTION OF THE SITE

- 1.7 The application site comprises two parcels of land which historically formed part of Ghyll House Farm. Ghyll House Farm has subsequently been fragmented and sold as individual plots. The eastern parcel is known as Limekiln Farm and extends to approximately 4.71 hectares, whilst the western parcel is known as Oakleigh Farm and extends to approximately 5.43 hectares. The two parcels are physically separated by Limekiln Wood. The application proposals relate to both sites, with the proposed temporary worker's dwelling located within Limekiln Farm and the proposed change of use situated within Oakleigh Farm.
- 1.8 The site is rural in character and is surrounded by agricultural land to the north, south, east and west. Limekiln Wood, which is designated as Ancient Woodland, lies immediately to the north of Oakleigh Farm. A further area of Ancient Woodland adjoins the south-eastern part of Limekiln Farm, close to the location of the proposed temporary dwelling.
- 1.9 There is an established equestrian use at Limekiln Farm, with planning permission granted under reference DC/23/1325 (and amended under DC/24/1694) for the construction of a stable block incorporating storage and staff facilities, a hay barn and a sand school. These permissions are relevant to the assessment of the current proposals. Development has commenced pursuant to this permission and works are currently underway on site. An application for the discharge of conditions associated with this permission has also been submitted and is currently under consideration by the Local Planning Authority (DISC/24/0255).

- 1.10 The site lies within the countryside outside of the built-up Area boundary. Vehicular access to both parcels is gained from Broadwater Lane to the west via a private access track. A Public Right of Way runs along Broadwater Lane and continues adjacent to the western boundary of the site along the access track. Nuthurst village lies to the east of the site.
- 1.11 The entire site is the subject of an Article 4 direction (ART4044) which was served on 8th October 2008. This Article 4 was introduced as it was considered that the permitted development listed as removed would be a threat to the amenities of the area. The Article 4 includes the following restrictions:
- the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development comprised within Class A of part 2 of Schedule 2 to the Order;
 - the carrying out of the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus;
 - the provision rearrangement or replacement of a private right of way;
 - the provision of a hard surface

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

2.2 RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework:

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 20 - Rural Workers Accommodation
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 – Parking

NUTHURST NEIGHBOURHOOD PLAN

Policy 1: A Spatial Plan
Policy 14: Green Infrastructure and Biodiversity

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 33: Equestrian Development
Strategic Policy 34: Tourism Facilities and Visitor Accommodation
Strategic Policy 35: Town Centre Hierarchy and Sequential Approach
Strategic Policy 36: Town Centre Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Policy 44: Rural Workers Accommodation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Nuthurst Parish Design Statement (2016)**Planning Advice Notes:**

Shaping Development in Horsham (SDPAN)
Biodiversity and Green Infrastructure

2.3 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/22/0276	Removal of existing stile and installation of a gate to split access way to neighbouring land. Relocation of main gate and installation of post and stock fencing to boundary. Sub-division of existing field into 3 sections with post and stock fencing and installation of 3 no gates. Replacement and installation of water pipes under the existing track attached to 3 no automatic feeders and improvement to existing track surface (Part Retrospective).	Application Permitted on 02.11.2022
DC/22/1576	Application for the temporary (time-limited by condition) use of one mobile living unit for an essential night-time agricultural worker.	Withdrawn Application on 17.03.2023
DC/23/1325	Construction of a stable block with associated storage and staff room facilities. Construction of machinery/hay storage barn and a water borehole plant room. Construction of a sand school.	Application Permitted on 12.08.2024

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

3.2 **HDC Arboricultural Officer:**

Initial Comment 08/09/25

The position of the proposed dwelling does not appear to result in any adverse impact upon any of the mature trees at the site. However, the submitted Arboricultural Survey does not address how the associated drainage strategy would be successfully implemented in a manner that does not impact the trees adjacent to the existing stream, nor does it address how the drainage works would fall within the 15m Ancient Woodland (AW) Buffer Zone, would not have any adverse impact on the adjacent AW.

Final Comment (19/03/2026)

Further to my previous comments it is noted that the drainage proposal seeks to utilise the drainage scheme approved under DC/23/1325. As the scheme approved under DC/23/1325 has already been deemed to be acceptable under the planning permission issued under DC/23/1325 it would not be possible to seek any amendments to where the outflow and headwall are located.

Subject to the car park permitted under DC/23/1325 being used as the site compound as was advised in the Arboricultural Method Statement submitted to discharge Condition 4 of DC/23/1325. There would be no significant concerns with the location and construction of the temporary structure at the site.

3.3 **HDC Drainage Engineer:**

Initial Comment: 03/11/2025 Objection

It is noted, that following the drainage consultation response on the 08/08/2025, the proposed temporary dwelling has been relocated to the west, and the drainage strategy has been revised, differing considerably to the Water/Drainage Plan, Reference 082/04, May 2025 (referred to in the drainage consultation response 08/08/2025).

We have reviewed the evidence provided by the applicant in support of this planning application DC/25/0883.

In reference to the 'Erection of a temporary workers dwelling for security, stud and equine rehabilitation' Horsham Drainage Object to the proposed Drainage Strategy as the applicant has not provided enough supporting evidence to 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 38.

No drainage information was provided regarding the 'change of use' to 'the existing barn'. Horsham Drainage cannot therefore provide a response to this aspect of the proposals. Please re-consult Horsham Drainage for this aspect of the proposals, if appropriate. To overrule an objection to the proposals, the information in the Main Comments section below must be provided, to determine the suitability.

Comment 08/08/2025

We require more information to support the proposals to determine that the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (June 2025), and the Horsham District Planning Framework (2015) – Policy 38.

The Causeway modelling appears to show a drainage strategy for a different application and site. Therefore, it contradicts information enclosed in the Flood Risk Assessment. The

applicant must clarify the method of attenuation and disposal of surface water for this application. The information detailed in the Main Comments section below is required.

Final Comment No objection (05/01/2026)

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. Informatives advised.

3.4 HDC Environmental Health (Pollution): Comment 08/08/2025

For planning applications within the jurisdiction of HDC where a borehole or boreholes are proposed to supply potable water to a proposed development, or to offset at an offsite location, we request that the application is supported by a groundwater investigation report, produced by a suitably competent and qualified consultant and undertaken in accordance with appropriate British Standards and technical guidance, containing the below information:

- Detailed commentary on the site investigation and the sampling of the boreholes with reference to current British Standards and technical guidance.*
- Detailed commentary on the sampling results and comparison to UK assessment criteria.*
- Should elevated levels of parameters be detected then sufficient detail on proposed treatment system or systems, including a schematic of the treatment system.*
- Site location plan and site plan showing location of the boreholes on the application site.*
- Borehole logs in accordance with current British Standards*

Whilst some level of detail on the private water supply has been provided, which is welcomed, the information provided does not address all of the above.

Officer Comment:

A Borehole Water Neutrality Report Design & Maintenance Supporting Detail, prepared by Nicholls (dated 13th February 2023) was submitted as part of the application. Under planning permission DC/23/1325, a water neutrality strategy was submitted which included provision for the borehole. However, the current application does not include the borehole as part of the proposed development. The applicant has confirmed that the borehole does not form part of this application and is not required to facilitate the proposed temporary rural worker's dwelling.

Furthermore, it is noted that developments are no longer required to demonstrate they are water neutral. As such, the previously submitted water neutrality strategy is not material to the determination of this application.

Notwithstanding this, water efficiency can be appropriately secured by condition, with the development required to achieve a maximum water consumption rate of 110 litres per person per day, in accordance with standard practice and relevant local policy.

3.5 HDC Landscape Architect: Initial Comment 15/08/2025

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.

Final Comments: No objection (17/03/2026)

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.

OUTSIDE AGENCIES

3.6 **Ecology Consultant:** Initial Comment (16th April 2026)

[Summary]

Place Services, acting as the Council's ecological advisor, raised a holding objection to the application on the basis that the submitted Ecological Impact Assessment (August 2023) is now out of date and cannot be relied upon to support determination. The ecologist advises that, in accordance with CIEEM guidance on the lifespan of ecological surveys and BS42020, the original survey data is no longer sufficiently current, as the initial site walkover was undertaken in March 2023. Place Services therefore recommends submission of an ecological addendum or updated ecological report, supported by a further site visit and updated desk study information, to confirm whether the previous findings remain valid and to identify whether additional protected species surveys or mitigation measures are required. This information is necessary to enable the Local Planning Authority to properly assess impacts on protected and priority species, designated sites, and to discharge its duties under Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended).

Final Comment No objection subject to conditions (10th June 2026)

(Summary)

Following review of the submitted Ecological Appraisal Survey Update (May 2026) and the earlier Ecological Impact Assessment (August 2023), Place Services confirm that sufficient ecological information is now available to support determination of the application and raise no ecological objection, subject to conditions.

Place Services advise that the mitigation measures and precautionary working methods identified within the submitted ecological reports should be secured by condition and implemented in full, including measures for bats, common amphibians, hedgehogs and other mobile protected / priority species. They note that trees with potential bat roost features are to be retained, although any future tree surgery affecting such trees would require appropriate precautionary measures and ecological supervision. They also confirm that the Barn Owl box on site shows no evidence of active use, and no further Barn Owl surveys are required.

Place Services further recommend a Wildlife Friendly Lighting Strategy to minimise impacts on foraging and commuting bats, together with the submission of a Biodiversity Enhancement Layout to secure biodiversity enhancement measures and net gains for biodiversity.

3.7 **Reading Agriculture Consultant:** No objection (27.10.2026)

Summary

Reading Agricultural Consultants (RAC) advise that the proposed temporary rural worker's dwelling meets the policy tests for rural workers' accommodation. They conclude there is an essential functional need for a worker to live on site to support the established equine rehabilitation, breeding and alpaca enterprises, citing the need for 24-hour supervision of animal welfare, foaling, rehabilitation activities, emergency response and site security.

RAC's labour assessment indicates the business has a requirement for approximately three full-time workers when operating at the scale proposed, and they consider there is a justified need for at least one full-time worker to reside on the holding.

In relation to viability, RAC consider the applicant's business plan demonstrates that the enterprise could meet its notional costs and operate on a sound financial basis once fully occupied. RAC advises that a temporary permission would allow the business to be tested over a three-year period, after which any application for a permanent dwelling would require detailed accounts demonstrating profitability, viability and sustainability.

Overall, RAC conclude that no suitable alternative dwelling appears to be available in the immediate locality that would meet the identified essential need, and that the proposal for a temporary rural worker's dwelling is compliant with national and local planning policy.

3.8 Nature Space (Great Crested Newts): No objection (18.06.2026)

Summary

The applicant had provided some ecological information in the form of:

- *Ecological Impact Assessment, Limekiln Farm, Broadwater Lane, Copsale, Lizard Ecology, August 2023, and*
- *Preliminary Ecological Appraisal Survey Update, Limekiln Farm, Broadwater Lane, Copsale, West Sussex, Lizard Landscape Design and Ecology, May 2026,*

which state:

- *The new pond holds very little water (<10cm) with no marginal or aquatic vegetation present. The area immediately surrounding the pond appears to have been seeded with an amenity/pasture and grass mix and is dominated by perennial rye grass. This habitat is of site value.*
- *The proposed footprint of the new dwelling is located with a small paddock currently grazed by alpacas. The sward in this area was c. 10cm in length and is dominated by common bent with frequent white clover and dense stands of common nettle. The grassland is species poor and is considered to be of site value.*
- *A small pond c. 100m² (which was dry at the time of the updated survey) is present within the wooded area to the south-west of the access track. The pond is heavily shaded with extensive leaf litter and fallen deadwood present within the water. The pond does not meet priority criteria and is considered to be of site value.*
- *No new constraints with regards to protected species were recorded and the mitigation specified within the original survey report remains valid and appropriate for this application.*
- *Precautionary measures for great crested newts are outlined in section 5.3.2 of the original report*

We are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

3.9 WSCC Highways: No Objection 21/07/2025

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.

3.10 WSCC Lead Local Flood Authority: Comment

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).

Officer Comment

For the avoidance of doubt, the proposed development does not constitute major development for the purposes of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended). Whilst the overall application site exceeds 1 hectare in area, the proposal does not comprise major operational development. The scheme involves the erection of a single temporary workers dwelling, together with the change of use of part of an existing agricultural field to a mixed agricultural and equestrian use and the change of use of an existing barn. The 1 hectare threshold relates to site area in the context of operational development, which is not engaged in this case. The proposal does not provide 10 or more dwellings or 1,000 sqm or more of new non-residential floorspace and is therefore correctly classified as minor development.

PUBLIC CONSULTATIONS

3.11 Representations:

27 letters of Objection have been received from 28 addresses, objecting to the application on the following grounds:

- The temporary nature of the development and concerns it may become permanent residential use.
- Unsuitability of the land for the proposed equestrian or stud farm use.
- Unjustified residential development in the countryside contrary to Policy 26 of the HDPF and relevant neighbourhood plan policies
- Impact on local area and character of the countryside.
- Concerns over traffic and access.
- Scale and permanence of the proposed buildings.
- Doubts about the applicant's intentions or whether the use is genuinely agricultural/equine related.

3.12 3 letters for Support have been received from 3 addresses, supporting the application on the following grounds:

- Functional need for a worker to live on site
- Personal knowledge of the applicant's equine experience and professionalism.
- Belief that the proposal supports rural business and horse welfare.
- Positive references to responsible animal care and appropriate rural use.

3.13 Parish Comments:

Nuthurst Parish Council: Objection (08/08/2025)

While the Parish Council acknowledges the agricultural and equine potential of the proposed development and recognises the applicant's stated intentions to enhance animal welfare and site security, several concerns have been raised during its review.

These are detailed below:

1. Incremental Development in the Countryside

The Council notes that this application represents a continuation of development activity in a rural area where previous permissions have already intensified land use. There is growing concern over the cumulative impact of such incremental development on the character and visual amenity of the countryside.

2. Justification for a Temporary Dwelling

The operational need for a temporary workers' dwelling in connection with the equine rehabilitation and stud enterprise is acknowledged. However, it is essential that any approval be strictly limited in duration, with conditions that require a robust review process before any extension or permanent residential use is considered. The Council emphasises that this application must not serve as a stepping stone toward future permanent residential development.

3. Change of Use of Land

The proposed change from agricultural to mixed agricultural and equestrian use-particularly near the ecologically sensitive Limekiln Wood-raises concerns about landscape management, ecological impact, and the precedent it may set for further non-agricultural diversification. Clarity is sought on long-term intentions for land management and the potential impacts on biodiversity.

4. Access and Traffic Considerations

Though the application lacks specific detail regarding traffic, the Parish Council is concerned about possible increases in vehicle movements, particularly those associated with equine operations, delivery vehicles, and residential use. Broadwater Lane is a narrow rural road with limited capacity and visibility and may not be suitable for additional traffic volumes. Furthermore, the site is located deep within the countryside with no direct vehicular access from a main road, which could compound accessibility issues and place additional pressure on the surrounding road network. The potential impact on highway safety, infrastructure, and rural amenity should be carefully assessed by the appropriate authorities.

5. Business Plan Deficiency

The application lacks a detailed and viable business plan to demonstrate the economic sustainability of the proposed use. Without this, it is difficult to assess whether the temporary dwelling and land use changes are justified by a sound operational need. The Council expects a clearly evidenced business case in line with policy requirements.

Conclusion and Recommendation:

For the reasons outlined above, the Parish Council registers an objection to the application in its current form. However, the Council defers to the Planning Officer's professional judgement as to whether the proposal meets the relevant planning tests-particularly in relation to agricultural justification, landscape and ecological impact, and long-term sustainability.

Should the application be approved, the Parish Council strongly requests that the following conditions be imposed:

- A strict time limit on the temporary dwelling, with mandatory review and reassessment of need.*
- Controls to prevent future permanent residential development or incremental expansion without further scrutiny.*

- *Landscape and ecological safeguards to preserve rural character and biodiversity, especially near Limekiln Wood.*
 - *Monitoring and limitation of vehicle movements to avoid adverse impacts on local roads and community safety.*
- It was RESOLVED to object to the planning application.*

3.14 Member Comments:

Dennis Livingstone (13/08/2025)

Due to the number of objections to this application could it please come to planning committee to be determined if the officers are minded to approve.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.
- 4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development:

- 6.1 The site lies within the countryside outside any defined built-up area boundary where development is generally restricted under Policies 1 and 26 of the Horsham District Planning Framework (2015) (HDPF). However, these policies permit development that is essential to a countryside location, including that which supports agriculture and equestrian enterprises.
- 6.2 Policy 3 directs new residential development to settlements unless an essential need for a countryside location is demonstrated, such as rural workers' accommodation. Policy 10 supports sustainable rural economic development of an appropriate scale that maintains the character of the countryside.
- Erection of a Rural Workers Dwelling
- 6.3 Policy 20 of the Horsham District Planning Framework (HDPF) and paragraph 84 of the National Planning Policy Framework (NPPF) support the provision of rural workers' dwellings where there is an essential need for a worker to live permanently at or near their place of work and where the enterprise is financially sound or has a clear prospect of becoming financially viable.
- 6.4 The application is supported by a Business Plan (September 2025) and an appraisal of the proposal by Reading Agricultural Consultants (RAC). The business plan sets out the establishment of an equine enterprise across Limekiln Farm and Oakleigh Farm, involving stud activities, horse rehabilitation and general equine management, with capacity for up to 25 horses including broodmares, foals and rehabilitation cases.

- 6.5 RAC conclude that the nature of the enterprise generates an essential functional need for a worker to be present on the site at all times. The appraisal identifies a requirement for regular monitoring of horses throughout both daytime and night-time periods, including the supervision of mares during foaling, the care of young stock, monitoring of rehabilitation horses recovering from illness or injury, responding to emergencies, and maintaining security of horses, equipment and associated infrastructure. RAC advise that these activities cannot reasonably be undertaken from an off-site location due to the need for an immediate response should welfare or security issues arise.
- 6.6 In respect of financial viability, RAC conclude that whilst the enterprise is in the early stages of establishment, the business plan demonstrates a reasonable prospect of becoming financially sustainable. The proposed equestrian facilities have been approved under DC/23/1325 and amended under DC/24/1694 and development has commenced. The business plan forecasts increasing income from stud services, horse rehabilitation and associated equine activities as the enterprise becomes established. Whilst there remains a degree of uncertainty associated with a newly established rural business, RAC are satisfied that there is a realistic prospect of commercial viability.
- 6.7 The proposed dwelling would provide accommodation comprising a living room, kitchen/dining area, office/medical room, utility room and two bedrooms. The office/medical room is stated to be associated with the administrative and operational requirements of the equestrian enterprise. The scale of the accommodation is considered commensurate with the operational requirements of a single rural worker and their household and is not considered excessive in relation to the identified functional need.
- 6.8 The application seeks permission for a temporary period of three years. This approach is consistent with national policy guidance, which advises that where a business is newly established, a temporary dwelling may be justified in order to allow the Local Planning Authority to assess whether the enterprise becomes established and financially viable. The temporary permission would therefore allow the functional need and financial performance of the business to be reviewed at the end of the period before consideration is given to any future proposal for permanent residential accommodation.
- 6.9 Should the enterprise fail to demonstrate an ongoing functional need or financial soundness at the expiry of the temporary permission, the dwelling would be required to be removed and the land restored in accordance with a planning condition. Any proposal to retain the accommodation beyond the temporary period would require a further planning application supported by updated evidence demonstrating compliance with Policy 20 of the HDPF and the relevant provisions of the NPPF.
- 6.10 Taking account of the findings of the Business Plan and the independent appraisal undertaken by RAC, officers are satisfied that an essential functional need has been demonstrated and that the enterprise has a reasonable prospect of financial sustainability. The proposal is therefore considered to accord with Policy 20 of the HDPF and paragraph 84 of the NPPF, subject to the imposition of a temporary three-year permission and appropriate planning conditions.

Change of Use – Land and Existing Barn

- 6.11 The proposed change of use of land and the existing barn to a mixed agricultural and equestrian use is assessed against Policies 10, 26 and 29 of the HDPF, which support sustainable rural economic development and equestrian activities where these are appropriate in scale and character and do not result in unacceptable harm to the countryside.
- 6.12 The application relates to land at Oakleigh Farm which is currently in agricultural use. Planning permission is sought to enable the land to be used for both agricultural and equestrian purposes in connection with the wider equine enterprise operating from Limekiln Farm. The proposed use would retain an agricultural function whilst providing additional land

necessary to support the stud, rehabilitation and equine welfare activities set out within the submitted Business Plan.

- 6.13 The Business Plan identifies that the enterprise comprises equine breeding, foaling services, stud livery, post-operative and rehabilitation care, broodmare management and retirement livery. The applicant proposes to accommodate up to 25 horses including broodmares, foals, rehabilitation horses and retirement horses. The additional land at Oakleigh Farm would provide grazing and turnout areas for these horses and would facilitate rotational grazing practices, pasture management and horse welfare activities associated with the enterprise.
- 6.14 The submitted information explains that horses associated with the enterprise would spend significant periods within paddocks and pasture areas, including broodmares requiring exercise during pregnancy, mares and foals following birth, rehabilitation horses requiring controlled turnout, and horses managed through a track system designed to assist animals suffering from conditions such as EMS and laminitis. The land would therefore be used for grazing, turnout, exercise and rehabilitation purposes whilst remaining largely open in character.
- 6.15 The Business Plan also highlights the importance of pasture rotation, paddock management, manure management and the provision of safe turnout areas as part of the operation of the stud and rehabilitation business. The change of use would facilitate these activities and provide sufficient land to support the welfare needs of the horses accommodated within the enterprise.
- 6.16 The existing barn would support the mixed agricultural and equestrian use through the storage of hay, feed, bedding, machinery and equipment associated with the management of the land and horses. The proposal does not involve the erection of substantial new buildings within Oakleigh Farm and would therefore retain the open and rural character of the site.
- 6.17 Officers consider that the proposed mixed agricultural and equestrian use represents a logical extension of the established equestrian enterprise at Limekiln Farm. The proposal would support a rural business whilst maintaining the agricultural appearance and function of the land and would not result in unacceptable harm to the character of the countryside. As such, the proposal accords with Policies 10, 26 and 29 of the HDPF and the relevant provisions of the NPPF.
- 6.18 The change of use would not involve significant new built development or intensification beyond that already established, and activity levels would remain consistent with the existing use. The proposal would therefore maintain the character of the countryside while supporting the growth of a rural business.
- 6.19 The proposal represents a logical and proportionate expansion of an established equestrian enterprise and would support the rural economy without resulting in unacceptable harm. It is therefore considered to comply with Policies 10, 26 and 29 of the HDPF and relevant provisions of the NPPF.

Design, Layout and Impact on Countryside

- 6.20 The visual and landscape impacts of development in the countryside are assessed against Policies 25 and 26 of the Horsham District Planning Framework (2015) (HDPF), which seek to protect the intrinsic character, openness and tranquillity of the rural area. Policy 33 requires development to be of an appropriate scale, form and design that integrates successfully with its surroundings.

- 6.21 These policies are consistent with the National Planning Policy Framework (NPPF), which seeks to recognise the intrinsic character and beauty of the countryside and secure high quality design.
- 6.22 The proposal comprises a single-storey rural worker's dwelling measuring approximately 15m by 6m. The building would be located immediately to the south of the stable block and sand school approved under DC/23/1325 and amended under DC/24/1694 with parking provided within the approved equestrian complex. The scale of the accommodation is modest, with a gross internal floor area of approximately 84.2m² and is proportionate to the functional requirements of the enterprise.
- 6.23 The dwelling has been deliberately positioned within the established grouping of equestrian development at Limekiln Farm, comprising the approved stable block, hay barn and sand school. Development pursuant to planning permission DC/23/1325 (and amended under DC/24/1694) has commenced and the approved facilities are currently under construction, with a discharge of conditions application presently under consideration by the Local Planning Authority. The proposed dwelling would therefore form part of, and read visually alongside, these existing and approved equestrian structures rather than appearing as an isolated residential development within the countryside.
- 6.24 The submitted Design and Access Statement explains that the dwelling has been designed to reflect the appearance and character of the associated equestrian buildings on the site. The building would utilise stained oak timber lapboard cladding, stained oak framing and a roof finish which matches the approved stables and barn. The simple agricultural form, palette of materials and limited scale are intended to ensure that the dwelling sits comfortably within its rural and equestrian setting. The applicant has also stated that access to Limekiln Farm restricts the size of a mobile home unit on this site. The building also needs to be designed to include an office and to allow clear views of the stable block and pasture. These reasons have dictated the design of the temporary building.
- 6.25 The siting of the dwelling within the established equestrian complex minimises encroachment into the wider countryside and reinforces its functional relationship with the enterprise it is intended to serve. Existing vegetation and the surrounding topography would assist in filtering views of the development and reducing its visual prominence within the landscape.
- 6.26 Whilst the proposed dwelling would be of a permanent construction, the application seeks only a temporary planning permission for a period of three years. The purpose of the temporary permission is to allow the Local Planning Authority to assess whether the newly established equestrian and stud enterprise becomes financially established and whether the identified functional need for on-site accommodation continues to exist.
- 6.27 At the expiry of the three-year period the dwelling would not benefit from planning permission unless a further application was submitted and approved. A condition is recommended requiring the removal of the dwelling and reinstatement of the land should planning permission not be renewed. Officers therefore consider that the temporary nature of the proposal arises from the limited duration of the permission rather than the physical appearance of the structure itself.
- 6.28 Having regard to its scale, siting, materials and close relationship with the approved equestrian development, the proposal would not result in unacceptable harm to the character, appearance or intrinsic beauty of the countryside .
- 6.29 The proposal is therefore considered to comply with Policies 25, 26 and 33 of the HDPF and the design and landscape objectives of the NPPF

Impact on Trees, Landscape and Ancient Woodland

- 6.30 Policy Policies 25 and 33 of the Horsham District Planning Framework (2015) (HDPF) seek to protect trees, landscape character, and biodiversity. The National Planning Policy Framework (NPPF) affords Ancient Woodland a high level of protection as an irreplaceable habitat, requiring that development does not result in its loss or deterioration.
- 6.31 The site lies adjacent to Limekiln Wood, an area of Ancient Woodland, with a further swathe of ancient woodland to the south east of the proposed workers dwelling. The key consideration is whether the proposal would result in direct or indirect harm, including impacts arising from drainage, siting, or lighting.
- 6.32 Initial concerns were raised by the Council's Tree and Landscape Officers regarding the potential for indirect impacts on the Ancient Woodland, particularly in relation to the proposed drainage strategy, the proximity of development within the buffer zone of the Ancient Woodland to the south-east, and the limited information provided at the outset.
- 6.33 In response, the applicant has provided amended and additional information, including confirmation that the development will utilise the drainage strategy previously approved under application DC/23/1325. The applicant has also repositioned the proposed dwelling to reduce its visual and environmental impact. There has also been agreement to control external lighting by condition.
- 6.34 The updated consultee responses confirm that the siting of the temporary dwelling would not adversely affect existing trees and that, subject to compliance with the approved Arboricultural Method Statement and appropriate safeguards, no significant arboricultural concerns arise. The Landscape Officer is similarly satisfied that, with appropriate controls, the proposal would not result in unacceptable landscape harm.
- 6.35 It is material that the drainage strategy has already been accepted under an extant permission, that the proposed development is limited in scale and temporary in nature, and that the change of use elements do not introduce additional built form or physical works affecting the woodland or its buffer.
- 6.36 Subject to conditions controlling external lighting and requiring adherence to arboricultural protection measures, the proposal would not result in the loss or deterioration of Ancient Woodland, either directly or indirectly.
- 6.37 The development is therefore considered acceptable in arboricultural and landscape terms and complies with Policies 25 and 33 of the HDPF and the relevant provisions of the NPPF.

Residential Amenity:

- 6.38 The site is located within a rural area, well separated from neighbouring dwellings. The proposed temporary unit would be positioned within the established equestrian yard and would not give rise to overlooking, overbearing impact, or loss of privacy to any residential receptors.
- 6.39 The residential use associated with the temporary accommodation is modest in scale and directly linked to the management of the equine enterprise. As such, it would not introduce levels of noise, lighting, or general disturbance that would adversely affect the rural character of the area or neighbouring amenity.

Highways Impacts

- 6.40 Consideration of access, parking, and highway safety falls under Policy 40 (Sustainable Transport) of the Horsham District Planning Framework (HDPF, 2015), which seeks to ensure that development is safely accessed and does not have an unacceptable impact on

the operation of the highway network. Proposals are required to provide safe and suitable access for all users and to minimise the need for travel by private car.

- 6.41 These requirements are consistent with Paragraph 116 of the National Planning Policy Framework (NPPF, 2024), which states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or if the residual cumulative impacts on the road network would be severe.
- 6.42 In addition, Policy 33 (Development Principles) of the HDPF requires that development does not cause unacceptable harm to the amenity of nearby residents or to the surrounding environment in terms of noise, activity, or general disturbance.
- 6.43 Access to the site is taken from Broadwater Lane, via an existing private track that serves Ghyll House Farm and the associated equestrian facilities. The track also accommodates a public right of way, which is both a bridleway and footpath, and this arrangement has been previously accepted under permission DC/23/1325.
- 6.44 The proposal would not introduce any material change in access arrangements or the nature and volume of vehicle movements associated with the site. The proposed temporary dwelling would serve an existing on-site rural worker and would not, in itself, generate significant additional traffic.
- 6.45 The Local Highway Authority (West Sussex County Council) has reviewed the application and confirmed that they do not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. Accordingly, the proposal is not considered contrary to Paragraph 116 of the NPPF (2024), and there are no transport grounds to resist the development.
- 6.46 Adequate on-site space exists for vehicle parking and turning associated with the dwelling and wider equestrian enterprise, ensuring that no vehicles would need to park or manoeuvre within the public highway. Although dedicated parking and cycle storage are not shown on the submitted plans, the Local Highway Authority is satisfied that sufficient space exists within the existing yard to accommodate parking demand associated with the temporary dwelling, and no overspill parking onto the public highway is anticipated. Given the limited scale of the proposal and absence of material additional traffic generation, no specific highway conditions are considered necessary.

Ecology and Biodiversity Net Gain

- 6.47 Policy 31 of the Horsham District Planning Framework (2015) (HDPF) requires development to conserve and enhance biodiversity. National policy similarly requires development to minimise ecological impacts, secure appropriate mitigation and deliver biodiversity enhancements where possible.
- 6.48 The site comprises managed grassland and established equestrian uses, with surrounding woodland and hedgerows, including Limekiln Wood, largely unaffected by the proposals. The development would broadly retain the existing ecological baseline.
- 6.49 The Council's ecological advisor (Place Services) initially raised concerns that the submitted ecological information was out of date. An updated Ecological Appraisal Survey (May 2026) has since been provided, and Place Services have confirmed that sufficient information is now available to determine the application and raise no objection, subject to conditions.
- 6.50 The ecological assessments conclude that, subject to the implementation of appropriate mitigation measures, the proposal would not result in unacceptable impacts on designated sites, protected species or priority habitats. This includes precautionary measures for species

such as bats, amphibians and hedgehogs, together with the retention of trees with potential bat roost features.

- 6.51 Conditions are recommended to secure ecological mitigation, a wildlife-sensitive lighting strategy to minimise impacts on foraging and commuting bats, and biodiversity enhancement measures such as bat and bird boxes.
- 6.52 Nature Space, acting in respect of Great Crested Newts, has reviewed the submitted information and raises no objection, subject to a compliance condition securing the recommended mitigation.
- 6.53 In respect of statutory Biodiversity Net Gain (BNG), the applicant has confirmed that the proposed dwelling would be delivered as a self-build/custom-build project. The proposal is therefore considered to fall within the exemption provided by Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, which disappplies the mandatory biodiversity gain condition from qualifying self-build and custom-build developments. The proposal comprises a single dwelling and satisfies the relevant qualifying criteria. Accordingly, a statutory Biodiversity Gain Plan is not required in this instance.
- 6.54 Notwithstanding the exemption from the mandatory BNG regime, the proposal remains subject to the requirements of Policy 31 of the HDPF. The submitted ecological information demonstrates that, subject to the recommended mitigation and enhancement measures, the development would not result in unacceptable ecological harm and would deliver biodiversity enhancements through the provision of bat and bird boxes and a wildlife-sensitive lighting strategy.
- 6.55 Subject to the recommended conditions, the proposal would conserve biodiversity and provide appropriate enhancement measures. It would not result in the loss or degradation of habitats of ecological importance.
- 6.56 The development therefore complies with Policy 31 of the HDPF and the relevant provisions of the NPPF.

Water Neutrality

- 6.57 A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.
- 6.58 On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.
- 6.59 To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to

using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

- 6.60 Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.
- 6.61 Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage and Flood Risk

- 6.62 Policies 35 and 38 of the Horsham District Planning Framework (2015) (HDPF) require development to manage flood risk effectively and incorporate sustainable drainage systems. National policy similarly seeks to ensure that development does not increase flood risk elsewhere and is resilient to climate change.
- 6.63 The site is identified as being at some risk of surface water flooding. Drainage matters have previously been considered under application DC/23/1325, where a drainage strategy was accepted in principle.
- 6.64 In relation to the current application, the Council's Drainage Officer initially raised concerns regarding the adequacy and consistency of the submitted drainage information and requested further technical detail.
- 6.65 In response, the applicant submitted a revised drainage package, including updated reports, drawings and hydraulic calculations, clarifying the surface water and foul drainage strategy and demonstrating integration with the previously approved scheme.
- 6.66 The revised information confirms that surface water will be appropriately attenuated and managed on site, with sufficient capacity provided for extreme rainfall events, including climate change allowances, and appropriate arrangements for discharge and maintenance.
- 6.67 Following review of this information, the Council's Drainage Officer has confirmed that they raise no objection and that the proposals meet the requirements of Policies 35 and 38 of the HDPF and relevant national guidance.
- 6.68 Subject to a condition securing the approved drainage details, the development would not increase flood risk on or off site and incorporates appropriate sustainable drainage measures.
- 6.69 The proposal is therefore acceptable in terms of drainage and flood risk and complies with Policies 35 and 38 of the HDPF and the relevant provisions of the NPPF.

Conclusions and Planning Balance

- 6.70 The application seeks a temporary three-year planning permission for a rural worker's dwelling associated with a stud, breeding and equine rehabilitation enterprise at Limekiln Farm, together with the change of use of land and an existing barn at Oakleigh Farm to a mixed agricultural and equestrian use.

- 6.71 The site lies within the countryside where development is generally restricted under Policies 1, 3 and 26 of the Horsham District Planning Framework (2015) (HDPF). The principal consideration is whether the proposal represents a justified exception to these policies.
- 6.72 The applicant has submitted a Business Plan and supporting information which has been independently reviewed by Reading Agricultural Consultants. The evidence demonstrates an essential functional need for a full-time worker to reside on site in connection with the operation of the stud, breeding and equine rehabilitation enterprise, including the supervision of mares, foals and rehabilitation horses. The assessment also concludes that the business has a reasonable prospect of becoming financially viable. The proposal is therefore considered to satisfy the requirements of Policy 20 of the HDPF and paragraph 84 of the NPPF. A temporary three-year permission is considered appropriate to enable the Local Planning Authority to review the ongoing functional need and financial performance of the enterprise.
- 6.73 The proposed change of use of land and the existing barn represents a logical and proportionate expansion of the established equestrian enterprise. The additional land would be used for grazing, turnout, rehabilitation and pasture management purposes whilst retaining an agricultural function. The proposal would support rural economic activity without introducing significant additional built form or unacceptable intensification and is therefore consistent with Policies 10, 26 and 29 of the HDPF.
- 6.74 The proposed dwelling would be located alongside the stable block, hay barn and sand school approved under DC/23/1325 and amended under DC/24/1694, development of which has commenced. Planning permission sought for a temporary building, limited to a period of three years. Subject to the recommended condition requiring removal of the dwelling and restoration of the land should permission not be renewed, the proposal is considered acceptable in principle. By virtue of its scale, siting, design and relationship with the approved equestrian complex, the dwelling would not result in unacceptable harm to the character, appearance or intrinsic beauty of the countryside.
- 6.75 Technical matters including ecology, arboriculture, drainage, landscape impact and impacts upon Ancient Woodland have been fully considered. Consultees raise no objection subject to the recommended conditions and officers are satisfied that the proposal would not result in unacceptable environmental harm. The proposal is exempt from the statutory Biodiversity Net Gain requirements as a qualifying self-build/custom-build development, although ecological mitigation and enhancement measures are proposed and secured by condition.
- 6.76 The development would not result in unacceptable impacts on residential amenity, highway safety or the wider rural environment.
- 6.77 Taking all material considerations into account, the proposal would support the establishment and growth of a rural enterprise, provide accommodation that is justified by an identified functional need, and facilitate the continued operation of the associated agricultural and equestrian uses, whilst avoiding unacceptable harm to the countryside or other environmental interests.
- 6.78 Subject to the recommended conditions, the proposal constitutes sustainable development and complies with the relevant policies of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.
- 6.79 The application is therefore recommended for approval.

7. RECOMMENDATIONS: Application is Permitted

- 7.1 To approve full planning permission subject to the conditions set out below

Conditions:

1. **Approved Plans:** A list of the approved plans and documents
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:** Prior to occupation of the dwelling hereby approved, 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 of the dwelling hereby approved, 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.

The measures shall be implemented in accordance with the approved details prior to occupation and retained thereafter.

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 the Ecological Impact Assessment, Limekiln Farm, Broadwater Lane, Copsale (Lizard Landscape Design and Ecology, August 2023); and the 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 working, or last working, in the locality in agriculture, forestry, or the equine enterprise operating at Ghyll House 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

Note to Applicant

1. Informative - 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.

2. Informative - 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.

3. Informative – Fire Risk

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.

4. Informative – Sustainable Water Management

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.

Background Papers: DC/25/0883

8. **USE OF AI**

- 8.1 This report has been prepared with the support of artificial intelligence tools. All content has been reviewed and approved by the report author to ensure accuracy, appropriateness and compliance with council policies.