

PLANNING STATEMENT

SECTION 73A APPLICATION

**LIMEKILN FARM
BROADWATER LANE
COPSALE
WEST SUSSEX
RH13 6QW**

Grid Reference : 518748 125948

This is a Section 73A Application recommended by the Enforcement Team at Horsham District Council. It is seeking approval for retrospective adjustments to the scheme originally approved under the reference DC/23/1325.

July 2026

1.0. INTRODUCTION

- 1.1. This Section 73A application seeks approval for alterations to the scheme originally approved under HDC Ref. DC/23/1325.**
- 1.2. The alterations are detailed in the accompanying drawings and involve only the machinery store/barn and the stable block. They are summarised as follows:**

2.0. ALTERATIONS TO MACHINERY STORE/BARN

2.1. STAFF ACCESS DOOR

The staff door has been re-positioned on the south-west facing elevation of the barn and it now acts as an alternative means of escape from fire.

The original intention was to place the borehole water filtration plant immediately adjacent to the main door of the barn, but this plant is now housed in its own dedicated building. Re-positioning the access door allows easy access to the mezzanine level hay loft and office, noted later.

2.2. MAIN BARN DOOR

The original proposal was to fit 2 no top-hung sliding doors as shown on the plans accompanying DC/23/1325. This has now been replaced with a chain-operated roller shutter door, exterior colour dark green.

This door will be more easily opened and closed by staff, particularly younger stable girls.

2.3. EXTERIOR CLADDING

Because the barn's principal use will be as a haylage store, it is essential for the structure to have adequate ventilation. DC/23/1325 proposed cladding of vertical American western cedar timber slats in a "Yorkshire" pattern, but this might have given easy access for criminal activity already experienced at Limekiln Farm.

The barn is now clad with black corrugated metal cladding, set forward of a Thermalite" block skirt as illustrated on the accompanying drawings. Natural ventilation is provided via an air gap between the skirt and the metal cladding, with natural extraction through a gap between the cladding and the overhanging roof on each long elevation.

2.4. MEZZANINE FLOOR

Additional hay storage is provided by means of a "hay loft", accessible via a staircase immediately adjacent to the staff access door.

The mezzanine also allows for a small office, a requirement of an agricultural business where legally required documents may be stored securely.

A lack of hay supply last season requires Limekiln Farm to have the maximum possible storage facilities.

2.5. SCHEMATIC MACHINERY STORE/BARN LAYOUT

For information, the accompanying drawing **VARIATION BARN 1** includes schematic layouts of ground and mezzanine levels of the barn. Note that batteries and electrical gear for the solar roof panels are located in the ground floor machine store under the mezzanine.

3.0. ALTERATIONS TO STABLE BLOCK

3.1. ADDITIONAL STABLE FOR ALPACAS

The accompanying drawing **VARIATION STABLE 1** illustrates an additional stable at one end of the structure. The design follows that already approved under the previous approval DC?23/1325.

3.2. RE-POSITIONED WINDOWS

Minor re-arrangement of the staff dayroom, staff w.c. and the washdown facility has resulted in the necessity to re-position the windows. This is Illustrated on the drawings.

The stable elevation facing north-west now has a single 3-panel window as shown. This gives light to the staff dayroom. A second and similar window on the elevation facing north-east also gives light to the staff dayroom. Adjacent to it, the staff w.c. has a tall slit window and this will be fitted with obscured glazing. The washdown area also has a 3-panel window so that activities on the sand school can be observed.

All windows are uPVC double glazed units, frames finished dark charcoal grey.

3.3. STABLE EXTERIOR WALLS

All exterior walls are horizontal weatherboard, finished stained black.

3.4. VENTILATION GRILLS

The original intention was to fit a number of ventilation grills to the outer faces of the stable block, using horizontal timber louvres set into matching frames.

The subsequent scheme will have similar ventilation panels, but with black perforated metal infills.

The Guest Stable will have a matching observation window, as illustrated on the drawings VARIATION/STABLE 1 & 2.

3.5. COURTYARD

On the advice of the farrier, the courtyard is being laid with grey stock paving slabs. Road planings can become trapped under horseshoes when animals are being re-shod, leading to infection.

4.0. REMOVAL OF CONDITIONS 10 & 11

4.1. ISC 24/0255

In the light of current circumstances and policy position, we would request that Conditions 10 and 11 be removed from the Planning Approval Ref DC/23/1325.

This will allow the Planning Authority to review the situation and decide if these Conditions are necessary.

The above request is based upon advice given to the applicant by the Planning Officer via email dated 22nd July 2026.

Ends/ MBP210726