



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Ghyll House Farm Limekiln Farm Broadwater Lane Copsale
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:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: 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. 2nd response in red Further to my previous comments it is noted that the drainage proposal seeks to utilise the drainage scheme approved under DC/23/1326. As the scheme approved under DC/23/1326 has already been deemed to be acceptable under the planning permission issued under DC/23/1326 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/23/1326 being used as the site compound as was advised in the Arboricultural Method Statement submitted to discharge Condition 4 of DC/23/132. There would be no significant concerns with the location and construction of the temporary structure at the site.	

MAIN COMMENTS:

The proposal includes the installation of a drainage strategy involving discharge into an existing stream that abuts an area of designated Ancient Woodland (AW). Although the works are located on the opposite side of the stream, they fall within the 15-metre buffer zone, which is widely recognised as the minimum stand-off required to safeguard AW from the potential adverse impacts of new development.

Ancient woodland is classified as an irreplaceable habitat, afforded the highest level of protection under the National Planning Policy Framework (NPPF). Paragraph 180(c) of the NPPF (2023) states that development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists. "Deterioration" is not limited to physical loss but also includes indirect impacts such as changes to hydrology, pollution, disturbance, or damage to root systems. Without detailed evidence to demonstrate that there will be no direct or indirect adverse effect on the off-site AW. As such, the drainage proposal at the site brings the proposed development into conflict with the provisions set by the NPPF concerning AW.

ANY RECOMMENDED CONDITIONS:**NAME:**

Andy Bush Arboricultural Officer

DEPARTMENT:

Strategic Planning (Specialist Team)

DATE:

08/09/25 19/03/26