

Horsham District Council
Planning team
Park House
North Street
Horsham
West Sussex
RH12 1RL

Our ref: HA/2025/126689/02
Your ref: DC/25/0403
Date: 29 July 2025

Dear Planning team (FAO: Amanda Wilkes),

FULL PLANNING APPLICATION TO FORM A COMPREHENSIVE MASTERPLAN INCLUDING: 1. RATIONALISATION AND ENHANCEMENT OF EXISTING COMMERCIAL FACILITIES (USE CLASSES E(G) B2 AND B8 AT STONEHOUSE BUSINESS PARK INCLUDING DEMOLITION OF TWO BUILDINGS AND THEIR REPLACEMENT WITH NEW CLASS E(G), B2 AND B8 FACILITIES. EXTENSION OF EXISTING BUILDING TO FORM A NEW OFFICE AND WARDENS' ACCOMMODATION. EXISTING MOBILE HOME REMOVED. 2. DECOMMISSIONING OF THE ANAEROBIC DIGESTER AND RE-USE OF THE EXISTING 2NO BUILDINGS FOR STORAGE AND OFFICE USES (CLASS E (G) AND B8) AND THE DIVERSION OF A PUBLIC FOOTPATH. 3. RESIDENTIAL REDEVELOPMENT OF THE JACKSONS FARM SITE INCLUDING THE DEMOLITION OF EXISTING BARNs TO PROVIDE 3NO. DWELLINGS WITH ACCESS, PARKING, AND LANDSCAPING.

STONEHOUSE FARM, HANDCROSS ROAD, PLUMMERS PLAIN, WEST SUSSEX, RH13 6NZ.

Thank you for consulting the Environment Agency on the application following the submission of further documents.

We note the submission of a Remediation Strategy and Executive Summary Report, both by Ashdown Site Investigation. We still believe further work needs to be done with regard to contamination investigation. Specifically, in the area of Lot 8 as the Secondary A Aquifer which forms a part of the Water Framework Directive body, the Arun & Western Streams Hastings Beds, is likely in hydrological connectivity with the stream directly to the north which feeds the River Arun. In addition, none of the chemical testing has been supplied from the former reports for review, especially as these are unlikely to include chemical testing of underlying ground in areas to be decommissioned, demolished or removed.

For the avoidance of doubt, we continue to recommend that the conditions specified in our letter dated 24 April 2025 are attached to any planning permission granted.

If you have any queries regarding the above information relating to this application ref: DC/25/0403, please do not hesitate to contact the advisor identified below.

Environment Agency
Oving Road, Chichester, West Sussex, PO20 2AG.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone

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[Redacted contact information]